

Statement of Environmental Effects

For proposed extensions to existing residence,

At: 42 Ward Street, Maitland

Lot 2 DP. 1010425

Prepared by:- Graham Burston Drafting Services Pty Ltd

Site Suitability:

The site is located approximately 1.5 Km south east of the Maitland CBD in the Maitland LGA. The land is zoned B4 Mixed Use and the proposed work is permitted within the zone.

The property is subject to flooding. The first floor level of the existing residence is 8.42m. AHD.

The Flood Certificate provided by Council reveals a flood level of 9.73m AHD.

The flood planning level is 10.23 m. AHD.

The first floor above the garage: RL. 10.62 shall be the designated flood refuge.

The existing floor level at RL. 8.42 is 89.60 Sq.m. The total area including the extensions at RL. 8.42 will be 104.00 Sq.m.

Maitland Local Environmental Plan 2011

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities;

Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Floor space ratio

The site is 1848 sq. metres in area and has an existing residence, 3 car ports & 3 sheds on it. The car port adjacent to and shed immediately behind the residence are to be demolished to make way for the new work.

With the addition of the new work the floor space ratio = 0.30:1

Height of Buildings

The maximum height of the new building is 7.4 metres and is permissible within the zone.

Street frontage appearance

The street frontage appearance will not be adversely impacted. A residence of similar proportions is located diagonally opposite.

Privacy

The privacy of neighbouring properties will not be impacted.

Solar Access

The extension will not create a negative impact on surrounding properties.

Traffic, parking and access

Ingress and egress will be carried out in a safe manner with clear adequate vision in both directions on Ward Street, a low volume residential street in Maitland.

Overall traffic movements will not increase from the property.

Heritage

The development is within the Maitland Heritage Conservation Area.

Mines Subsidence

The site is not within a Mines Subsidence District.

Floodplain Area

The site is within a declared flood planning area.

Flood level: 9.73 metres AHD.

Flood planning level: 10.23 metres AHD.

Velocity: 0.17m/s to 0.35m/s

Hazard: high

Category: Flood storage.

Land Contamination

The site is classified as class 4 Acid Sulfate Soils.

Acid sulfate soils in a class 4 area are likely to be found beyond 2 metres below the natural ground surface.

There will be no excavation to that depth so no further investigation required.

Construction Material:

The extensions will be of weatherboard and brick construction and colorbond roof.

Air & Noise:

There will be no extra noise created by the proposal. There will be no contamination of the air.

Water:

The site is serviced by towns water.

Waste:

There will be no contaminated waste generated. Household waste is collected by Council's garbage service on a weekly basis.

All building waste will be recycled where possible.

The material from the demolished car port and shed will be transported to the local waste facility for recycling.