

# ADVANTAGE

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## STATEMENT OF ENVIRONMENTAL EFFECTS

90 Close Street, Morpeth

Lot 322 DP 1226898

**Zoning:** R1 General Residential

**Proposed Development:** Additions and Alterations to Existing Dwelling, Proposed Carport, Shed and Pool

Prepared by Advantage for **Kristen Lanesbury & Dean Jack**

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## INTRODUCTION

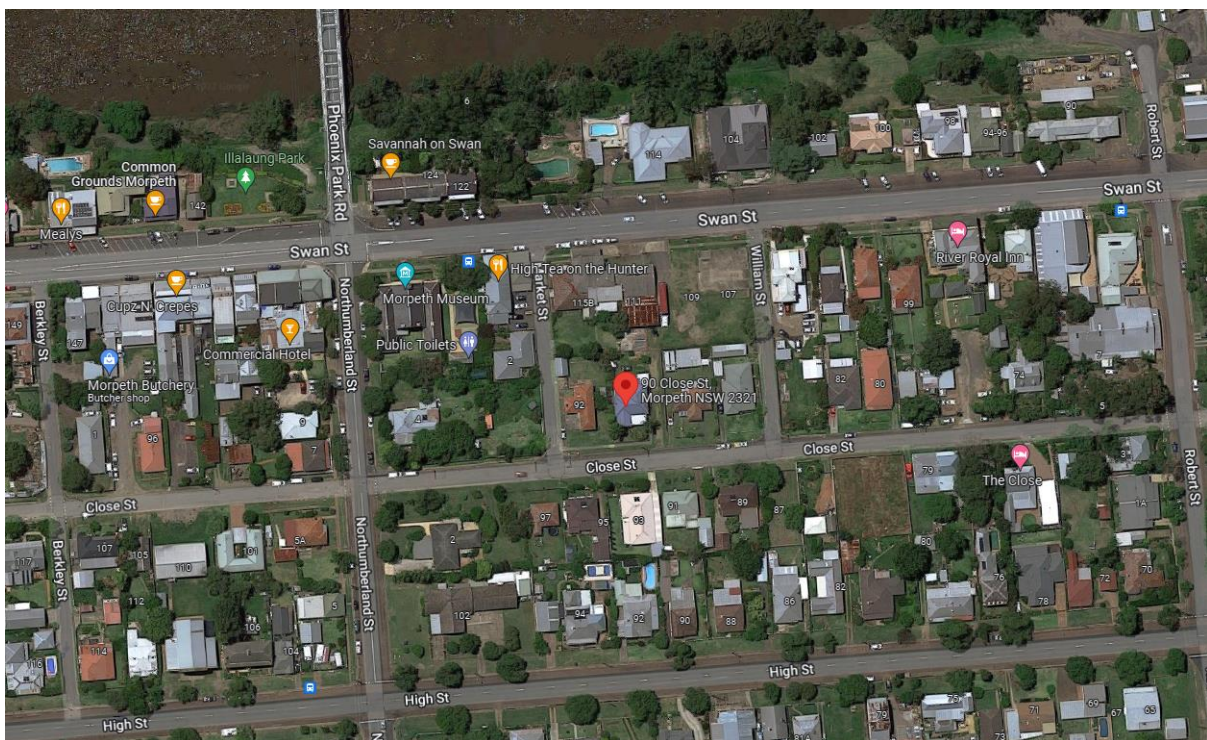
This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Kristen Lanesbury & Dean Jack in relation to land known as 90 Close Street, Morpeth (Lot 322 DP 1226898). The proposal is for alterations and additions to the existing dwelling, proposed carport, shed and pool.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and type of development as set out in Section 79C (1) of the Environmental Planning and Assessment Act 1979. As a result of this assessment, it is considered that the development of the site in the manner proposed is acceptable and is worthy of the support of Council.

## EXISTING CONDITIONS

### Local and Regional Context

The site is located at 90 Close Street, Morpeth. The locality is an established residential and commercial area within the Morpeth Heritage Conservation area. It is characterised by single and double storey dwellings and commercial premises on variable sized lots as well as parkland and existing agricultural land. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



Aerial view of location.

### The Site

The subject site is identified as 90 Close Street, Morpeth (Lot 322 DP 1226898). The lot has a total area of 659.06m<sup>2</sup> with frontage to Close Street of 20.020m.

The lots contain an existing single storey weatherboard dwelling constructed in the early 1950's.

## PROPOSED DEVELOPMENT

### General Description

The proposal is for alterations and additions to the existing dwelling which include internal alterations and the addition of an internal living space and alfresco the rear of the dwelling and reinstating a more traditional front porch. A carport and garage is also proposed on the eastern side of the existing dwelling and a pool to the back yard.

The proposed carport is intended to store a caravan as well as allow parking and access for a vehicle to enter the garage.

The setback to the street boundary remains unchanged.

### Calculations

The development indices for the proposed dwelling are as follows:

Description	Proposed	Requirement	Compliance
Area of Site (m <sup>2</sup> )	659.06m <sup>2</sup>		
Site Coverage (m <sup>2</sup> )	52%	Max 60%	YES
Driveway / Paths/ Courtyards (m <sup>2</sup> )	27.84m <sup>2</sup>		
Landscaped Area	240.14m <sup>2</sup>		

## PLANNING CONTROLS

The proposed development is identified as Local Development under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Maitland City Council.

### Maitland Local Environmental Plan 2011

*The subject land is zoned R1 General Residential under the provisions of the MLEP2011. The provisions of the Maitland LEP and the R1 residential zone are: -*

#### *General Residential*

##### *1 Objectives of zone*

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

##### *2 Permitted without consent:*

###### *Home occupations*

##### *3 Permitted with consent:*

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4*

#### *4 Prohibited:*

*Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Bio solids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies*

## Maitland Development Control Plan 2011, Part C.4 Heritage Conservation

*Aims of this section are:-*

*(a) To assist owners and developers who are contemplating carrying out development that may impact on a heritage listed property or conservation area.*

*(b) To promote an attractive living and working environment for the community of Maitland, which builds on its particular identity.*

## Maitland Development Control Plan 2011, Part C.8 Residential Design

*Aims of this section are:-*

*(a) To set appropriate standards for all forms of housing within the City of Maitland.*

*(b) To provide measures to protect the natural and built environment and minimise conflicts which often arise through development.*

*(c) To ensure that development relates to site conditions and that the amenity of adjacent residential development is appropriately considered.*

*(d) To support the efficient use of residential land and expand the variety of housing options available in the City of Maitland.*

## PART C DESIGN GUIDELINES

### Part C.4 & E.3 Heritage Conservation & Morpeth Heritage Conservation Area

#### General Design Requirements:

The aim of this section is to maintain the single storey and detached nature of development with the residential area of Morpeth. The proposed alterations and additions do not propose a first floor to the dwelling. The proposed style of the carport and garage is in line with that of surrounding structures.

#### Alterations and Additions:

##### SETBACKS:

The existing dwelling on site is not of historical significance. The setbacks comply with the requirements of the Maitland DCP. The proposal does not restrict existing view corridors.

All proposed work is to take place behind the established building line. The proposed car port is set back 13.9m from the front boundary and 8m behind the building line.

##### STYLE:

The alterations and additions proposed are consistent with the character of the existing dwelling and surrounding structures.

##### VERANDAHS:

The proposal includes the removal of the existing front porch which is a 'solar span' style structure and the reinstatement of a more traditional porch roof.

#### Setbacks:

There is no change to the front setback.

A 1.2m high timber picket fence is proposed along the front boundary in line with the requirements of this section of the DCP.

### Part C.8 Residential Design

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<b>4. Bulk Earthworks and Retaining Walls</b>		
<i>a) To ensure that development responds sensitively to the topography of the land.</i> <i>b) To restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.</i> <i>c) To ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary interface.</i>	<b>YES</b>	Minimal earthworks are required as part of the proposed development with no retaining walls required.



Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</p> <p>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</p> <p>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</p> <p>g) To preserve topsoil.</p> <p>h) To ensure that adequate provision is made for drainage in relation to cut and fill practices.</p>		
<b>5. Street Building Setbacks</b>		
<p>a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.</p> <p>b) To ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality.</p>	<b>YES</b>	No change to street setbacks.
<b>6. Side and Rear Setbacks</b>		
<p>a) To allow flexibility in the siting of buildings and the provision of side and rear setbacks.</p> <p>b) To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</p>	<b>YES</b>	The proposed side and rear setbacks of the carport / garage are 900mm each. Section 4.14 of the DCP requires garages and sheds to be a minimum of 500mm from the side and rear boundaries.
<b>7. Site Coverage and Unbuilt Areas</b>		
<p>a) To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.</p> <p>b) To maximise opportunities for landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes.</p>	<b>YES</b>	The site coverage as shown in the included plans is 52%. The maximum for this type of development is 60%.
<b>8. Building Height, Bulk and Scale</b>		
<p>a) To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints.</p> <p>b) To ensure that the amenity of surrounding properties is properly considered.</p> <p>c) To minimise site disturbance and cut and fill.</p>	<b>YES</b>	<p>The maximum height above natural ground of the proposed carport / garage is approx. 5.1m complying with the requirements of the DCP.</p> <p>The height of the carport is dictated by the owner's desire to store a caravan under the carport.</p>
<b>9. External Appearance</b>		
<p>a) To encourage the creation of attractive, well-designed residential development.</p> <p>b) To allow flexibility in design and use of materials while encouraging high architectural standards.</p> <p>c) To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass.</p>	<b>YES</b>	<p>The existing dwelling is clad with timber weatherboards. The proposed additions as well as the garage will be clad to match.</p> <p>The proposed roofs will be Colorbond Custom Orb.</p>

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<i>d) To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes</i>		
<b>10. Open Space</b>		
<i>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents;</i> <i>b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.</i> <i>c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</i>	YES	Sufficient outdoor private open space is maintained.
<b>13. Landscape Design</b>		
<i>a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.</i> <i>b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).</i> <i>c) To encourage the integration of building and landscape elements</i> <i>d) To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development.</i> <i>e) To enhance the acoustic environment (e.g.: through fencing, blade walls and location of open space areas) of a development and provide visual privacy and shade.</i> <i>f) To blend new development into an established streetscape and neighbourhood.</i> <i>g) To encourage the use of native plant species.</i>	NA	
<b>14. Fencing and Walls</b>		
<i>a) To ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open spaces areas within the development or on adjoining land.</i>	YES	A 1200mm high timber picket fence is proposed to the front boundary in line with the requirements of the DCP.
<b>15. Driveway Access and Parking</b>		
<i>a) To provide convenient, accessible and safe parking to meet the needs of residents and visitors which does not dominate the streetscape or cause congestion in nearby streets.</i> <i>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</i> <i>c) To encourage the design of access and parking as part of the overall landscape design.</i>	YES	The proposed carport will be accessed via concrete strip driveways. Parking requirements are met on site.



Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<b>16. Views and Visual and Acoustic Privacy</b>		
<p>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</p> <p>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</p> <p>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</p>	<b>YES</b>	The proposed alterations and additions do not restrict the views of the surrounding dwellings.
<b>17. Water and Energy Conservation</b>		
<p>a) To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.</p> <p>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</p> <p>c) To avoid the potential for significant overshadowing of habitable rooms and private open spaces within the development itself and also with respect to adjoining development.</p> <p>d) To encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.</p>	<b>YES</b>	A BASIX Certificate is provided as part of the application.
<b>18. Stormwater Management</b>		
<p>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</p> <p>b) To prevent erosion, sedimentation and other pollution.</p> <p>c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.</p> <p>d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows.</p> <p>e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.</p> <p>f) To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water re-use within the dwelling and for landscaping purposes.</p> <p>g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.</p>	<b>YES</b>	All downpipes will be connected to the proposed tank with the overflow draining to the street.
<b>19. Security, Site facilities and Services</b>		
<p>a) To provide adequate personal and property security for residents via “Crime Prevention Through Environmental Design” principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality.</p>	<b>YES</b>	The plans indicate the location of the proposed bin storage and clothes drying facilities. The development raises no security concerns.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p><i>b) To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain.</i></p> <p><i>c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.</i></p> <p><i>d) To ensure that essential amenities and communication facilities are integrated within the residential design.</i></p>		

## CONCLUSION

The role of the development industry is crucial to public acceptance of new forms of housing and the future environment of the Hunter. Designers and developers should recognise that good design and high standards of development will increase public acceptance of housing variety.

The proposal meets with the objectives of council requirements and therefore the owners respectfully request that council approve the application in its current state.