

Statement of Environmental Effects

Project: Demolition of existing Dwelling and Outbuildings, Multi-Dwelling Development, and 1 into 19 Lot Strata Subdivision

Address: 61 Banks Street
East Maitland, NSW 2323

Applicant: Alkira Developments Pty Ltd



Revision	Date	Author
A	10 May 2022	Nathan Farr - B.Sc. (Arch), B.Arch (Hons II)

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE SUITABILITY	4
3.0	EXISTING AND PROPOSED DEVELOPMENT	5
4.0	ENVIRONMENTAL GUIDELINES	6
4.1	Domestic Stormwater.....	6
4.2	Hunter River Floodplain	6
4.3	On-site Sewage Management Systems.....	6
4.4	Tree Management.....	6
4.5	Site Waste Minimisation and Management.....	6
4.6	Riparian Land and Waterways.....	6
5.0	DESIGN GUIDELINES	7
5.1	ACCESSIBLE LIVING.....	7
5.2	HERITAGE CONSERVATION.....	7
5.2.1	Heritage Items.....	7
5.2.2	Heritage Conservation Area.....	8
5.2.3	New Buildings in Historic Areas	8
5.3	RESIDENTIAL DESIGN.....	9
5.3.1	Design Criteria – Site & Context Analysis.....	9
5.3.2	Bulk Earthworks and Retaining Walls	9
5.3.3	Street Building Setbacks.....	10
5.3.4	Side and Rear Setbacks	10
5.3.5	Site Coverage and Unbuilt Areas.....	10
5.3.6	Building Height, Bulk and Scale	10
5.3.7	External Appearance	11
5.3.8	Open Space.....	11
5.3.9	Accessible and Adaptable Housing	11
5.3.10	Landscape Design	11
5.3.11	Fencing and Walls	12
5.3.12	Driveway Access and Carparking.....	12
5.3.13	Views and Visual and Acoustic Privacy	12
5.3.14	Water and Energy Conservation.....	12
5.3.15	Stormwater Management.....	13
5.3.16	Security, Site Facilities and Services	13
5.4	SUBDIVISION.....	13
5.5	VEHICULAR ACCESS AND CAR PARKING	13
5.5.1	Calculation of Parking Requirements.....	13
5.5.2	Access to the Site	14
5.5.2	Sight Distances.....	14
5.5.3	Entrance / Exit to the Site	14
5.5.4	Parking Space and Aisle Dimensions	14
5.5.5	Bicycle Parking	14
5.6	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	14
6.0	RECOMMENDATION	15

1.0 **INTRODUCTION**

This Statement of Environmental Effects (SEE) has been prepared on behalf of Alkira Developments Pty Ltd (the property owner) to accompany a Development Application (DA) seeking consent for demolition of one existing dwelling and outbuildings; a new multi-dwelling development; and 1 into 19 lot Strata Subdivision, at Lot 201 - DP 12414840, 61 Banks Street, East Maitland.

This SEE addresses matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, as well as matters to be considered by Maitland City Council as stipulated in Maitland Local Environment Plan 2011 (LEP 2011), and Maitland Development Control Plan 2011 (DPC 2011).



Aerial View of subject site

2.0 **SITE SUITABILITY**

The subject site is known as Lot 201 - DP 12414840, 61 Banks Street, East Maitland.

The site is zoned R1 General Residential as described in LEP 2011.

The objectives of the zone stipulated in LEP 2011 are as follows:

- *To provide for the housing needs of the community*
- *To provide 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.*

The proposed use of the development for *Multi Dwelling Housing* is defined as being permissible with consent under the provisions of LEP 2011.

The development site is irregular in shape with a total site area of 4,754m², with a primary frontage of 13.7m to Banks Street. The site has fall of approximately 6m from the southeast to the northwest.

An existing easement to drain water exists upon the site allowing stormwater from the subject site and neighbouring properties to discharge to Melbourne Street.

The site is not located within a proclaimed *Mines Subsidence Area*.

The site is not located upon *Bushfire Prone Land*.

The northeast portion of the site (formerly part of the property known as 55 Banks Street) is located within the *East Maitland Heritage Conservation Area*. The site does not contain any identified *Heritage Items*, nor is it directly adjacent any *Heritage Items*.

The site is identified as being located upon *Flood Prone Land*, and further analysis is provided on this subject in later sections of this report.

3.0 **EXISTING AND PROPOSED DEVELOPMENT**

The development site currently accommodates a single storey weatherboard and tile dwelling, which is proposed to be demolished as part of this application. One existing tree located on the site is proposed to be removed as part of the application, with compensatory planting proposed. The remainder of the site is vacant.



Existing dwelling to be demolished.

The proposed development consists of 4 detached dwellings and 14 semi-detached dwellings. The location and orientation of the proposed dwellings is aimed at maximising solar access to each dwelling while also maintaining privacy and amenity within the development and for neighbouring dwellings. Each detached dwelling will consist of two bedrooms with open plan living areas and a double garage. Each semi-detached dwelling will consist of three bedrooms with open plan living areas, and a double garage. Two of the detached dwellings will be compliant with AS4299 (Adaptable Housing).

4.0 ENVIRONMENTAL GUIDELINES

Maitland DCP 2011 - Part B contains specific environmental guidelines relevant to development within the Maitland Local Government Area.

4.1 Domestic Stormwater

Each dwelling within the development will be equipped with a 2000L rainwater reuse tank in accordance with BASIX requirements. Downpipes from each dwelling will be connected to the rainwater reuse tank via a charged in-ground stormwater system consisting of 100mm sewer grade UPVC pipes. Overflow from individual rainwater reuse tanks will discharge to an on-site stormwater management system served by an on-site stormwater detention tank. Overflow from the stormwater detention tank will discharge to Melbourne Street via an existing easement over the neighbouring property.

4.2 Hunter River Floodplain

The subject site is affected by flooding of the Hunter River Floodplain. Flood information obtained from Maitland Council confirms that site is partially flood prone at the rear, and can be potentially inundated to a 1% AEP flood level of 9.73m AHD, with an approximate maximum velocity of 0.12m/s. Minimum finished floor levels are required to be at least RL 10.23m AHD for a 1 in 100 year flood event.

The subject site falls away from the street frontage, with the rear portion containing the lowest lying land. In the event of flood, residents will be able to evacuate to the street frontage which is not located on flood prone land. The rear of the site will be raised to a minimum ground level of 9.8m AHD (above the 1% AEP level), and proposed dwellings will have minimum floor levels of 10.25m AHD (above the flood planning level), ensuring that residents will be able to safely evacuate in a flood event.

4.3 On-site Sewage Management Systems

The subject site is serviced by a reticulated sewage system. An application for Developer Services has been lodged with Hunter Water as part of the development process. Accordingly, on-site sewage management is not applicable to this application.

4.4 Tree Management

The subject site contains one tree which has been affected by either historic pruning or natural failure of limbs. As a result, the crown of the tree is significantly out of balance with the trunk and poses potential risks for existing and future dwellings on and adjacent the site. Accordingly, this tree is proposed to be removed, with compensatory planting implemented in appropriate locations.

A juvenile street tree is located roughly in the centre of the street frontage which is proposed to be removed to accommodate the proposed driveway crossover and vehicle access to the site. A compensatory street tree is proposed to be implemented in an appropriate location.

A comprehensive landscape plan illustrating proposed vegetation management strategies outlined above has been prepared and submitted as part of this application.

4.5 Site Waste Minimisation and Management

A Site Waste Minimisation and Management Plan has been prepared and submitted as part of this application nominating the type and volumes of waste expected to be generated during demolition, and construction, and also by residents once the development is occupied.

4.6 Riparian Land and Waterways

The subject site contains no natural waterways or riparian zones.

5.0 **DESIGN GUIDELINES**

Maitland DCP 2011 - Part C contains specific design guidelines relevant to development within the Maitland Local Government Area. Sections of Part C that are relevant to the proposed development are addressed below. Section that are not applicable to the proposed development (*Child Care Centres; Exhibition Homes & Villages; Industrial Land; Outdoor Advertising; Outdoor Dining; Sex Services Premises & Restricted Premises*) are not addressed in this report.

5.1 **ACCESSIBLE LIVING**

The proposed development includes two dwellings that have been designed in accordance with the requirements of Australian Standard AS4299 (Adaptable Housing) to enable easy adaptation for persons with disabilities. An Access Report discussing adaptability and accessibility of these dwellings and the development has been prepared by *Lindsay Perry Access* and submitted as part of this application.

The remaining dwellings have been designed to incorporate universal design features as described in Liveable Housing Australia's Design Guidelines, including the following:

- Entrance door with minimum clear opening greater than 820mm, and a step-free threshold
- Entry with level landing area greater than 1200mm x 1200mm
- Internal passageways and corridors at least 1000mm wide
- Visitable toilet on the ground floor
- Hobless showers in bathrooms / ensuites
- Stairways with a continuous handrail on one side
- Kitchens with 1200mm clearance in front of benches
- Laundries with 1200mm clearance in front of benches
- Living Rooms with 2250mm free space clear of furniture
- Living Rooms with large zero-sill glazed areas

5.2 **HERITAGE CONSERVATION**

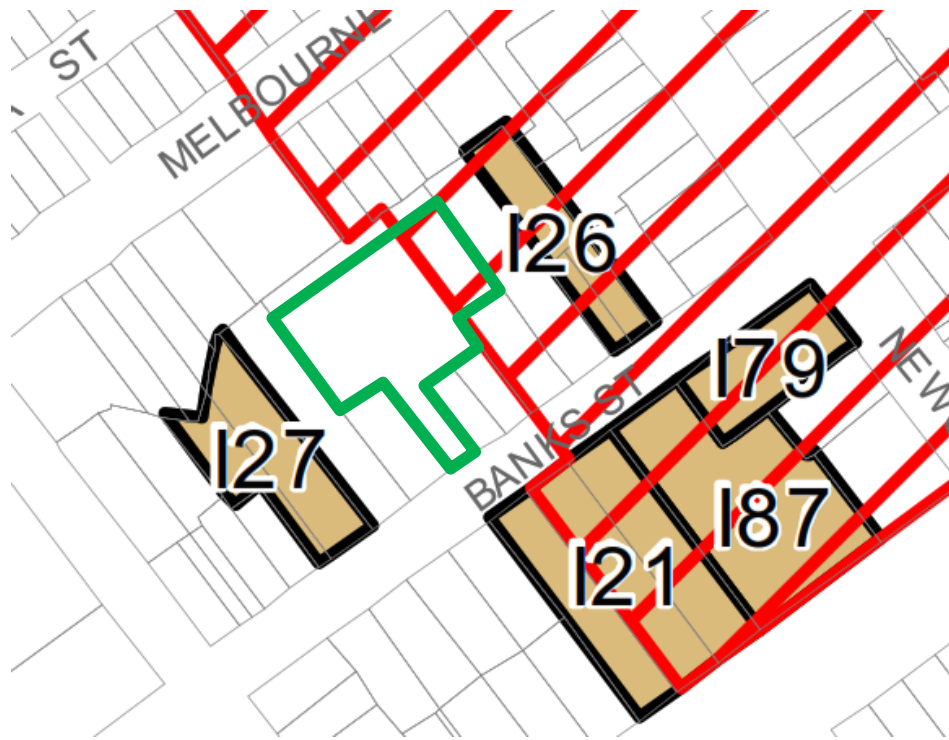
The northeast portion of the site (formerly part of the property known as 55 Banks Street) is located within the *East Maitland Heritage Conservation Area*. The site does not contain any identified *Heritage Items*, nor is it directly adjacent any *Heritage Items*.

5.2.1 **Heritage Items**

There are no *Heritage Items* located on, or directly adjacent the subject site, however the following *Heritage Items* are in the vicinity:

- Item I21: 52-52A Banks Street - St Peter's Church Group*
- Item I26: 49-53 Banks Street - Residential Row Houses*
- Item I27: 67 Banks Street - Georgian House*
- Item I79 141 Newcastle St – Lands Office*
- Item I87 47 William Street – St Peter's Rectory*

Heritage Items I26 and I27, are residential in nature and contribute to the streetscape of the Northern side of Banks Street on which the subject site has a street frontage. These dwellings exhibit different architectural styles (Victorian Georgian and Victorian Rustic Gothic), with the remainder of dwellings in the street predominantly exhibiting a mix of post-war styles. This variation in architectural styles contributes to a largely inconsistent streetscape character. The proposed development includes a single-storey weatherboard clad dwelling fronting Banks Street, with a hipped roof in keeping with neighbouring dwellings. Doors and windows fronting the street are also consistent with those of neighbouring dwellings.



Heritage Items in the vicinity of the subject site

Other *Heritage Items* in the vicinity are public buildings and exhibit architectural styles consistent with their intended and current uses. Due to the absence of any *Heritage Items* on or directly adjacent the development site, a Statement of Heritage Impact has not been prepared as part of this application.

5.2.2 Heritage Conservation Area

The north-eastern portion of the proposed development is located within the *East Maitland Heritage Conservation Area*. This portion of the site is located on the western fringe of the Heritage Conservation Area and experiences no interaction with the more prominent focal aspects of the Heritage Conservation area centred around William Street.

This part of the site is not visible from the street frontage and its capacity for interpretation in the context of other parts of the Heritage Conservation Area is negligible. Immediately adjacent development consists of industrial buildings; contemporary multi-dwelling housing; and single residential dwellings; none of which exhibit any discernible heritage character that needs to be considered as part of this application.

Due to the location and relative obscurity of the site's location in the context of the East Maitland Heritage Conservation Area, a Statement of Heritage Impact has not been prepared as part of this application.

5.2.3 New Buildings in Historic Areas

The layout of the proposed development has been designed to respect the historic street pattern of development by implementing a single-story, single dwelling addressing the street frontage and allows for provision of a generous front garden, consistent with neighbouring development. All other dwellings are located at the rear of the property and are not readily discernible from the street.

The single-storey dwelling includes an entry door with simple detailing fronting the street, and proposed windows exhibit a double-hung configuration, which are of a size and proportion consistent with that of neighbouring development. The proposed hipped roof has a corrugated zincalume finish, and a pitch consistent with neighbouring development. External walls are clad in horizontal weatherboards with a 150m profile.

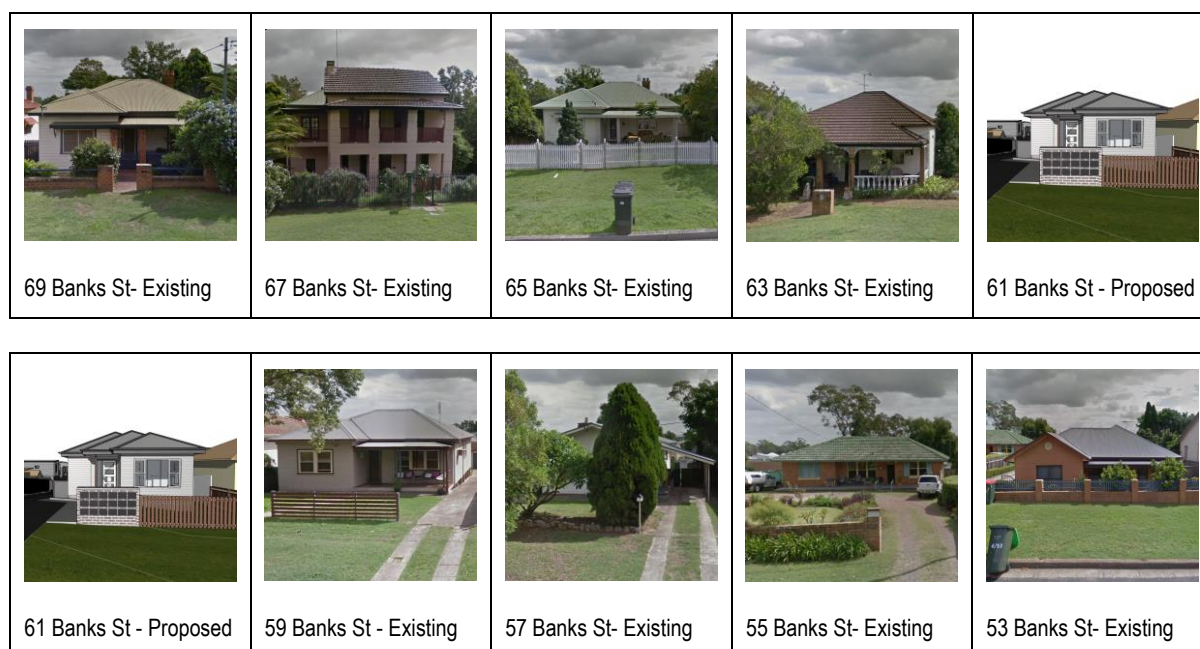
5.3 RESIDENTIAL DESIGN

The proposed development is multi-dwelling residential and is located upon residential zoned land. Part C.8 of Maitland DCP 2011 includes objectives and design requirements specific to this type of development.

5.3.1 Design Criteria – Site & Context Analysis

A site analysis plan of the subject site and neighbouring development has been prepared and submitted as part of this application. The development site is located in a residential area (R1 residential zone), and is separated from nearby industrial development (B4 Business Zone) to the North by an 8m open space buffer. Buildings of a public nature are located to the South of the subject site (St Peter's Church and Rectory; NSW Lands Office), on the opposite side of Banks Street.

The streetscape that the development sits within is primarily single storey residential, with hip and gable roofs, exhibiting a mix of corrugated metal and tiled finishes. External cladding is predominantly weatherboards, with some examples of face brickwork. Fencing along the street frontage exhibits a mix of timber picket; metal picket; brickwork; and in several instances there is no fencing at all. A streetscape study of existing and proposed development is illustrated below.



The main commercial / shopping strip of Melbourne Street is a convenient walking distance of approximately 300m from the development site via the New England Highway, which is approximately 150m away. East Maitland Public School is a walking distance of approximately 350m, and has St Joseph's Primary School located directly adjacent. Several Child Care services are available nearby, with the closest being Tilly's Play and Development Centre, at 4 Brisbane Street (170m walking distance). Several Health Services facilities are located nearby with the closest being Hunter River Medical Centre, at 66 King Street (approximately 700m walking distance).

5.3.2 Bulk Earthworks and Retaining Walls

Proposed Cut and Fill of the site has been designed to respond to minimum flood planning levels, and to facilitate accessibility within the development. The maximum depth of fill is 1.2m at the north-western corner of the site (lowest point), and the maximum depth of cut is 1.0m adjacent the south-eastern corner of the site adjoining neighbouring properties known as 55 and 57 Banks Street. Proposed filling of the site should not influence movement of flood water which in this location is backwater storage with flow velocities that are typically low.

The north-western corner of the site is located adjacent vacant land to the southwest, and the previously mentioned 8m open space buffer at the rear to the northwest. Filling in this location is required to raise ground levels above the 1-in-100-year flood level of 9.73m AHD. Filling in this location should have no negative impacts upon neighbouring properties which are undeveloped, and as such there are no issues with privacy, solar access, amenity, bulk, height, or scale required to be considered in this location.

The south-eastern corner of the site where a cut of 1m is proposed is located adjacent the rear yards of neighbouring properties. Retaining walls in this location are offset 1.5m from the boundary to accommodate an existing drainage easement benefitting upstream properties. As a result, there is no potential for impact to neighbouring properties resulting from the proposed cut.

Retaining walls adjacent boundaries range in height as follows; along the south-western boundary (adjoining vacant land at the rear of 65 Banks Street) from 0.6m to 1.2m; along the north-western boundary (adjoining 8m open space buffer at the rear of 138 Melbourne Street) from 0.8m to 1.2m; along the north-eastern boundary (adjoining driveway space at 53 Banks Street) from 0.1m to 0.8m; along the south-eastern boundary (adjoining the rear yard of 63 Banks Street) 0.1m to 0.6m. All proposed retaining walls will be designed and certified by a suitably qualified structural engineer, and are consistent with DCP 2011 requirements for single retaining walls as shown at Figure 5 of Part C8.4.

5.3.3 Street Building Setbacks

The proposed development exhibits a 5.48m street setback to the single storey dwelling fronting Banks Street, exceeding the minimum 5.0m required by Part C8.5 of DCP 2011. There are also no garages located within 6.0m of the street frontage.

5.3.4 Side and Rear Setbacks

The proposed development exhibits side and rear setbacks as follows:

- Dwelling 01 has a minimum setback to the shared boundary with 59 Banks Street of 0.925m.
- Dwellings 02 – 04 have a minimum setback to the shared boundary with 57 - 59 Banks Street of 4.240m
- Dwelling 04 has a minimum setback to the shared boundary with 55 Banks Street of 5.270m
- Dwelling 05 has a minimum setback to the shared boundary with 55 Banks Street of 1.600m
- Dwellings 05 -09 have a minimum setback to the shared boundary with 53 Banks Street of 4.000m
- Dwelling 09 has a minimum setback to the shared boundary with 138 Melbourne Street of 1.500m
- Dwellings 10-13 have a minimum setback to the shared boundary with 138 Melbourne Street of 4.435m
- Dwelling 14 has a minimum setback to the shared boundary with 138 Melbourne Street of 1.795m
- Dwellings 14 -18 have a minimum setback to the shared boundary with 65 Banks Street of 4.000m
- Dwelling 18 has a minimum setback to the shared boundary with 63 Banks Street of 1.660m

5.3.5 Site Coverage and Unbuilt Areas

The proposed development includes extensive unbuilt areas allowing for landscaping, private and communal open space, and stormwater infiltration.

A communal open space with a total area of 249m² is located at the centre of the site, providing opportunities for recreation for residents and also substantial landscaping. Private decks located at ground level within outdoor private open spaces amount to 204m², and other landscaped and open spaces located in private courtyards and between dwellings amounts to 1,008m². The total open space area for the proposed development is therefore 1,497m² or 31.5% of the site area.

5.3.6 Building Height, Bulk and Scale

The proposed development is typically two-storey construction but has been designed to minimise bulk and scale by utilising duplex style arrangements for majority of dwellings that face towards neighbouring residential properties. The provision of regular building separation reduces negative visual impacts and allows for natural penetration of sunlight and breezes through the site.

Building heights within the development vary, however there are none exceeding 7.27m, falling well within the maximum height range of 8.00m. In order to minimise perceived building bulk from the street, the proposed dwelling fronting Banks Street has been limited to one storey in keeping with surrounding development.

5.3.7 External Appearance

The proposed development utilises various materials, colours and textured finishes to ensure an attractive appearance, but also maintains a unified aesthetic throughout. Building design includes stepped facades, covered decks, and blade walls that ensure articulation and allows for use of light and shadow within the building form. The balance between glazing and solid wall areas allows for visual interest, solar access and privacy.

All buildings have standard eaves and minimise roof mass to ensure dwellings are not overbearing in appearance. The separation of building ensures there are no long sections of unbroken roof lines facing towards public area or neighbouring properties. There is one section of unbroken façade (Dwellings 10-13) facing onto commercial properties, however this will have no negative impacts from a public perspective or from neighbouring residential properties.

The proposed single storey dwelling facing Banks Street has its primary pedestrian entry facing the street frontage and its location is reinforced by use of fencing and landscaping within the street frontage setback. This dwelling has been designed to complement the existing streetscape and fit within the street pattern with vehicle parking (double garage) located at the rear of the dwelling so as not to dominate the street frontage.

5.3.8 Open Space

The proposed development includes substantial areas of private and communal open space. A centrally located communal open space of 249m² area provides for a shared recreation space for residents of the development. The communal open space consists of open green spaces, sheltered tables, and landscaping to provide a versatile space to suit the everyday needs of residents. Lighting of the communal open space will be designed to ensure safety at night, while not adversely affecting adjacent dwellings.

The single storey dwelling fronting Banks Street (Dwelling 01) includes a north facing, rear deck which is directly accessible from living areas, with area of 18m², and a further 23.2m² of yard space, totalling 41.2m². Every other dwelling contains ground level private open spaces at the rear, which are directly accessible from living spaces, along with upper floor decks overlooking the centrally located communal open space. Ground level private open spaces range from 33.5m² up to 82.3m²; with upper floor decks providing an additional 8.3m², ensuring minimum private open space areas of at least 41.8m².

5.3.9 Accessible and Adaptable Housing

As described in Section 5.1 above, the proposed development includes two dwellings that have been designed in accordance with the requirements of Australian Standard AS4299 (Adaptable Housing) to enable easy adaptation for persons with disabilities. An Access Report discussing adaptability and accessibility of these dwellings and the development has been prepared by *Lindsay Perry Access* and submitted as part of this application.

5.3.10 Landscape Design

A comprehensive Landscape Design has been prepared for the proposed development by Meraki Green Landscape Architecture. The design includes extensive planting of trees, shrubs, ground covers and grasses. Design of the landscaping has taken into consideration landscape elements within the existing streetscape and is in keeping with the scale of landscaping evident in surrounding development. There are no significant above-ground rock formations, significant trees, or watercourses present on the property that need to be considered in conjunction with the landscape design.

5.3.11 Fencing and Walls

The proposed development will utilise low height timber paling fences (max. 1200mm high) along the street frontage, in keeping with neighbouring development. A brickwork group style letter box is also located at the street frontage, which is consistent with similar neighbouring development. Fencing behind the front building alignment at the side and rear of the property (max 1800mm high) shall be made up of colorbond panels, which is consistent with neighbouring development. Internal fencing separating allotments (max 1800mm high) will also be made up of colorbond panels to maintain consistency across the development.

5.3.12 Driveway Access and Carparking

The proposed development includes driveways throughout with minimum width of 3.0m with an additional 1.0m pedestrian pathway adjacent the main access driveway of a differing material, that can be shared with the access driveway if required. A passing bay at the principal vehicle entry with a minimum width of 5.5m (excluding the adjacent shared pathway) and depth of 6.0m. Additional passing areas are located adjacent Dwelling 01 and Dwelling 18 garages.

Landscaping is provided between the side boundary and access driveway, which widens to 2.25m beyond the Dwelling 01 garage in order to prevent a gun barrel effect. All driveway areas adjacent dwelling garages and entry points have grades no greater than 1:20, and no part of the driveways within the development exceed a grade of 1:5.

Minimum car parking rates contained within Part C8.15 of DCP 2011, stipulate 1 car space for each 2-bedroom dwelling; 2 car spaces for each dwelling with more than 2 bedrooms; and 1 visitor space for the first three dwellings plus 1 per 5 dwellings thereafter. The proposed development includes 4 x 2-bedroom dwellings, and 14 x 3-bedroom dwellings which requires of 32 private parking spaces and 4 visitor parking spaces, combining for a total of 36 spaces.

Each of the proposed dwellings includes allowance for two secure undercover parking spaces, and there are four visitor parking spaces provided within the development, combining for a total car parking provision of 40 car parking spaces. All parking spaces and vehicular circulation areas have been designed in accordance with AS2890.1 (Off-Street Car parking), with vehicular turning paths indicated on accompanying documentation submitted as part of this application.

5.3.13 Views and Visual and Acoustic Privacy

There are no significant views or grand vistas from, to, or through the development site.

Visual Privacy for neighbouring properties is maintained by locating living areas of proposed dwellings at ground level and ensuring all upper floor windows that face towards shared boundaries are located more than 10m away from neighbouring dwellings. Upper floor windows of adjacent dwellings within the development have either a minimum separation of 3.2m, or sill heights of at least 1.5m above floor level.

Noise generation from within the development is not anticipated to be any greater than that expected from a standard domestic dwelling. All dwellings within the development will utilise thermal and acoustic insulation in all external walls, with shared walls including minimum sound attenuation to meet National Construction Code requirements. An Acoustic Report has been prepared analysing the potential for vehicle related noise impacts within the development and upon surrounding properties, and is submitted as part of this application.

5.3.14 Water and Energy Conservation

The proposed development has been designed with living spaces having windows with dual aspects to maximise solar access and multiple private outdoor areas to ensure at least one north facing outdoor living space.

A BASIX certificate and Thermal Performance Assessment has been prepared for the proposed development ensuring that all dwellings shall be fully insulated, with glazing designed to maximise thermal performance. West facing windows have been minimised, but where unavoidable shade devices are utilised to minimise solar heat gain.

Dwelling 1 includes a hipped roof in keeping with the local character, and has extensive areas of north facing roof. All other dwellings that do not contribute to the streetscape character have low pitched roofs to enable future installation of solar collectors.

All dwellings are designed to allow for cross ventilation of internal spaces on both lower and upper floors.

Shadow Diagrams have been prepared and submitted as part of this application demonstrating that no unreasonable overshadowing of neighbouring properties occurs as a result of the propose development.

5.3.15 Stormwater Management

A Stormwater Management Plan for the proposed development has been prepared and submitted as part of this application. Comment on stormwater management for individual dwellings has been provided at Part 4.1 of this report.

5.3.16 Security, Site Facilities and Services

Personal and property security for residents of the proposed development via Crime Prevention Through Environmental Design principles is discussed at section 5.6 of this report.

All dwellings within the development with the exception of Dwelling 1 which addressed the primary Street frontage of Banks Street, are oriented inwards towards the centrally located communal open space area. Each of the abovementioned dwellings includes windows of habitable rooms and private open space areas which overlook the communal open space allowing for casual surveillance and improved security and safety for the space.

All shared pathways, driveways, parking areas and all individual dwelling entries will be equipped with low intensity lighting in the form of bollard lights adjacent paths and parking areas; pole mounted lighting in the communal open space, and wall washing lights at dwelling entries.

All dwelling will include private bin storage areas, with temporary collection zones located adjacent the communal open space. This will minimise negative visual impacts and anti-social behaviour that a centrally located communal bin storage area can potentially impose.

A single group style mail box compliant with Australia Post Standards will be located at the street frontage with access available to all residents in an open and publicly visible location, with casual surveillance of the space offered from habitable rooms of Dwelling 1 and neighbouring properties.

Each dwelling is to be provided with an external clothes line located within secure private open spaces associated with the dwelling. No clothes lines should be visible from the street or any public spaces.

5.4 SUBDIVISION

The proposed development includes a 1-into-19 Strata Subdivision. A preliminary Subdivision plan has been prepared and submitted as part of this application identifying 18 individual allotments in addition to common property.

5.5 VEHICULAR ACCESS AND CAR PARKING

Part C.11 of DCP 2011 outlines Council's policy for provision of parking and service delivery facilities in association with development within the City of Maitland.

5.5.1 Calculation of Parking Requirements

Minimum car parking rates contained within Appendix A of Part C.11 of DCP 2011, stipulate 1 car space for each 2-bedroom dwelling; 2 car spaces for each dwelling with more than 2 bedrooms; and 1 visitor space for the first three dwellings plus 1 per 5 dwellings thereafter. The proposed development includes 4 x 2-bedroom dwellings, and 14 x 3-bedroom dwellings which requires of 32 private parking spaces and 4 visitor parking spaces, combining for a total of 36 spaces.

Each of the proposed dwellings includes allowance for two secure undercover parking spaces, and there are four visitor parking spaces provided within the development, combining for a total car parking provision of 40 car parking spaces. All parking spaces and vehicular circulation areas have been designed in accordance with AS2890.1 (Off-Street Car parking), with vehicular turning paths indicated on accompanying documentation submitted as part of this application.

5.5.2 Access to the Site

The proposed development will include provision of a new driveway adjacent the southern boundary in accordance with Council's engineering guidelines. Design of the proposed development ensures that all vehicles will be able to enter and leave the site in a forward direction.

There are no traffic signals; bus stops; taxi ranks; loading zones; or pedestrian crossings within the vicinity of the proposed site entry point, and there is minimal pedestrian activity within Banks Street. Saint Peter's Anglican Church is located opposite the development site however its primary street address is William Street, with only a secondary vehicular access point available from Banks Street.

5.5.2 Sight Distances

The proposed vehicular access point achieves adequate site distances in accordance with Australian Standard AS2890.1 *Off Street Car Parking*.

5.5.3 Entrance / Exit to the Site

The proposed driveway access point is located upon a minor road frontage, and the development serves 18 dwellings with provision for 40 parking spaces in total. The type of development (domestic residential) is described as User Class 1A in Table 1.1 of AS2890.1. Based upon the sites access point being on a local road frontage, and for the number of parking spaces accommodated, this development requires a category 1 driveway (3.0m to 5.5m width) in accordance with Tables 3.1 and 3.2 of AS2890.1. The proposed development includes a 5.5m wide access driveway, which is compliant with the requirements of AS2890.1 as described above.

5.5.4 Parking Space and Aisle Dimensions

The proposed development includes provision of parking spaces and circulation aisles in accordance with Australian Standard AS2890.1 *Off Street Car Parking*.

5.5.5 Bicycle Parking

All dwellings within the proposed development have capacity for bicycle storage within their garages and internal storage areas in accordance with AS2890.3 *Bicycle Parking Facilities*.

5.6 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Through Environmental Design (CPTED) seeks to influence the design of buildings and places in ways that lessen or prevent the incidence of crime.

The four key strategies that make up principles are: territorial reinforcement; surveillance; access control; and space / activity management. The proposed development is not considered to be of high-risk that would require extensive measures to be implemented to provide safety and security for its occupants.

Territorial reinforcement is addressed in the proposed development through clear delineation of private and communal spaces. This is achieved by use of inter-allotment fencing; strategically located landscaping and differentiation of paving types within communal and private spaces.

Passive Surveillance is achieved through positioning of habitable rooms in upper floor areas which overlook communal spaces within the development. Dwelling entries are also clearly visible from communal spaces within the development ensuring casual surveillance from point of entry.

Access Control is maintained by use of inter-allotment fencing; location of landscaping; and provision of covered entries within clear view of communal areas. This ensures no areas of potential entrapment or blind corners.

Space and Activity management is maintained as communal space is limited to circulation areas only, and activity will be limited to a transitory nature, thus ensuring anti-social activities are minimised.

The risk of increased crime resulting from the proposed development is considered negligible.

6.0 **RECOMMENDATION**

The development is in keeping with the massing, bulk, and style that currently exists in the neighbourhood, and provides a positive contribution to the local character.

The above statement has demonstrated that the proposed development complies with the requirements of Maitland Local Environment Plan 2011; and the relevant objectives and controls of Maitland Development Control Plan 2011. Accordingly, there are no significant environmental or planning constraints likely to inhibit the conditional approval of this development.

Therefore Council's favourable consideration of this application is recommended