

Project:

**Proposed Residential Multi-Unit
Development and Sub-division**

Site:

Lot 2 DP 1279252, Tourmaline Drive

Aberglasslyn

Applicant:

Thomas Paul Constructions

Date:

February 2022



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INTRODUCTION

This statement of environmental effects accompanies a development application for the development consent of a residential 15-lot multi-unit development and Strata Sub-division. The lot is a remnant from a recent sub-division of Lot 8 Ruby Road where a 10-lot medium density development was approved

It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Maitland Citywide Development Control Plan – Residential Design, relevant state environmental planning policies and the local environmental plan 2011.

The SoEE further provides an assessment of the likely environmental impacts in accordance with section 4.15C of the Environmental Planning and Assessment Act 1979.

SUBJECT SITE AND LAND

The site is located at Lot 2 Tourmaline Drive, Aberglasslyn and is a large lot forming part of a recently sub-divided lot known as Lot 8 Ruby Road, Aberglasslyn. The sub-divided land is cleared and houses existing stormwater infrastructure.

The total site area of Lot 2 is 7005.5 sq/m and it is proposed that the site will be sub-divided into a 15 lot multi-unit development with internal private access roads, each having their own private road frontage. The purpose of this Development Application is to apply for a 15-unit multi-unit development and subsequent 15 lot Strata sub-division.

The 15-lot site will be accessed from the existing road known as Tourmaline Drive which is at the end of the cul-de-sac.

The site contains stormwater removal infrastructure to the northern and eastern boundaries and it is proposed that easements will be created over this existing infrastructure as part of the Development/Sub-Division applications.



Photo 1. The site

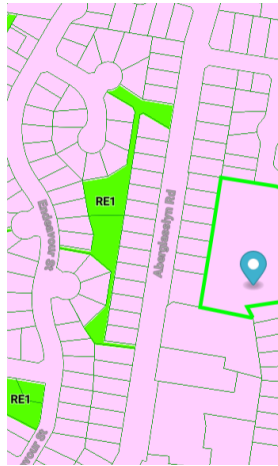


Figure 1: Approved Sub-division DA16-1340-2 showing Lot 8 and Lot 2 access from Tourmaline Drive

Element	Design Criteria
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Site area	7005.8 m ²
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Zoning	R1
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Location

The lot is a remnant from a recent sub-division of Lot 8 Ruby Road where a 10-lot medium density development was approved. The sub-divided site will be accessed from Tourmaline Drive.

The land is within close proximity to a good range of urban services including local shops, schools and recreational facilities.

Land uses within the locality are primarily residential with a mix of commercial uses along the arterial routes.

Flooding

The site is not affected by flooding.

Vegetation and Fauna

There is no existing vegetation in the location of where the proposed works will take place.

Drainage

As mentioned above a drainage reserve is part of the existing sub-division. A series of easements to drain water will be incorporated to remove water from the site as well as upstream properties. The recently approved 10 lot Strata sub-division of Lot 8 incorporated detailed stormwater design to drain both the approved development and adjoining developments to the drainage basin. This existing infrastructure is in place and creates a 1500mm easement along the northern and eastern boundaries of the site. The detailed design can be seen in drawings prepared by Burke Engineering and forming part of this application.

All stormwater after on site detention will be directed to a large purpose-built facility approved as part of the land sub-division.



Existing drainage infrastructure

Access and Utility Services

The subject site is accessed via Tourmaline Drive which is a recently constructed residential collector street and the subject of local traffic movements.

An access way of 6m width will be available which will enable passing when accessing the site and thus prevent and queuing on Tourmaline Drive.

The subject site has access to a range of utility services including electricity, telephone and reticulated water and sewer.

Aboriginal and European Heritage

The site is not known to include items of Aboriginal or European heritage.

Mine Subsidence

The subject land is not located within a proclaimed mine subsidence district (under Section 15 of the Mine Subsidence Compensation Act 1961).

Bushfire Hazard

The proposed development site is not located within a bush fire prone area. A Bush Fire Risk Assessment is not required in this instance.

DESCRIPTION OF PROPOSAL

The applicant seeks to develop the allotment through the construction consent for a new residential multi-unit development and Strata Subdivision into 15 Strata Lots. This is consistent with development in the immediate area including the recently approved adjoining 10 lot proposal.

The proposed dwellings (15) will consist of 8x3 bedroom, 6x2 bedroom and 1x4 bedroom, Villas all with garages accessed from the common driveway. All garages will be obscured from view and face each other and a common turning area. The Villas are designed to work with the moderate slope on the site and as such are designed over multiple levels. Most of the units appear as individual homes with units 14 & 15 being a duplex style. This enables a reduction in the bulk and scale of the development in addition to the ability for the design of the units to cascade down the slope and reduce bulk earthworks.

The proposed villas are to be built of concrete slab on ground and concrete footings where applicable, timber framed brick veneer walls, timber framed trussed roof with colorbond custom-orb roof sheeting and will be built in a size and scale that is keeping with the streetscape and surrounding area. The site will be slightly impacted by bulk earthworks and significant design input has taken place to facilitate a positive outcome. Retaining walls will be less than 900mm and all excavated areas will be significantly landscaped to reduce the impact of the same

Visitor parking is provided in accordance with the guidelines of the DCP.



SECTION 4.15C MATTERS FOR CONSIDERATION

The proposal has been assessed having regard to the relevant matters for consideration under Section 79c of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

SECTION 4.15C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

Maitland Local Environmental Plan 2012

The Maitland Local Environmental Plan 2012 (MLEP 2012) applies to the subject site.

The site is Zoned R1 and the proposal is permissible with Councils consent.

There are no clauses of the LEP that are particularly relevant in the assessment of the proposal but the proposal is consistent with its aims and objectives.

State Environmental Planning Policy 60 (SEPP 60) – Exempt and Complying Development

State Environmental Planning Policy BASIX (SEPP BASIX) – Building Sustainability Index

SECTION 4.15C (1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no draft environmental planning instruments relating to the proposal

SECTION 4.15C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLAN

Maitland Citywide Development Control Plan (DCP 2012) – Residential Chapter – Design Criteria

The Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

Design Criteria

Section C.8.2 2.A- A detailed site analysis plan has been included with the development application including the elements listed in this section. The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts. The site is a large lot specifically set aside in the larger parent sub-division for multi-unit housing.

Site Analysis and Context

The proposed units still use materials predominately seen through-out the locality and given the increased area around each unit will present as individual standalone homes. The subject site is one of the final stages in the extensive land development associated with Aberglasslyn Road and surrounds

Section C.8.3 There are no existing dwellings on the site

Development Incorporating Existing Dwellings

Section C.8.4 The proposed site constraints have been at the forefront of the building design process. A moderate slope to the site results in the design floor levels being critical when designing the site to help minimise any bulk earthworks and retaining walls and comply with the objectives of section 4 of the DCP. The construction method of these buildings is a direct response to the requirements of this section of the DCP. There will be moderate amounts of earthworks and retaining across the site, but this has been incorporated into the design of the buildings and the use of stepped garage levels and additionally with the use of deepened edge beams to slabs meaning the retaining is kept to between 600-900mm in height. Additionally landscaping has been implemented where appropriate as well as around steeper grades in the driveway. The landscaping will soften use of retaining walls and lessen the dominance of hardstand driveways

Section C.8.5 The development is unique in that the majority of the units do not present to the street and hence setbacks are not an issue. Unit 1 is the only building to truly address the street and as such has the standard setback of 5000mm. There is a minor intrusion from the open entry feature which is considered an articulation zone and an appropriate variation and has recently become standard in many DCP's across the region.

Street Building Setbacks

Provision

Assessment

Section C.8.6 Side and Rear Setbacks	<p>Side and rear setbacks vary extensively across the site.</p> <p>The units to the north typically have a minimum rear setback of 5000mm to the main building line as this forms part of the private space area and also allows further privacy from the adjoining dwellings where applicable.</p> <p>Side setbacks are variable but in general exceed 1500mm to allow for easements, both new and existing as well as retaining walls moved off the boundary in keeping with MCC requirement of moving retaining walls from the boundary line when in cut.</p>
Section C.8.7 Site coverage and unbuilt areas	<p>Percentage site coverage – 54% built areas and driveways. The FSR is 0.25:1.</p> <p>The design has allowed for additional space between buildings and between building and driveways enabling additional unbuilt areas which will be landscaped where appropriate.</p>
Section C.8.8 Building Height, Bulk and Scale	<p>The objectives of this section of the DCP have been considered as part of the design process. Construction methods used have been a direct attempt to work with the moderate slope of the land. As a result the development is compliant with the DCP height restriction of 8 metres.</p> <p>The design also uses a mixture of building materials to address issues of bulk and scale. Objectives of the DCP relating to cut and fill are the benefits of such a design. Further objectives relating to overshadowing have been demonstrated to ensure amenity of adjoining properties.</p>
Section C.8.9 External Appearance	<p>A conscious effort has been made to design buildings that will suite the moderate slope of the site as well as fitting in with the surrounding vernacular.</p> <p>The 15 unit development consists of predominantly detached designs that will facilitate all requirements of potential residents whether they be renters or buyers seeking a family home. The façade treatment of each of these detached units has variations from its immediate neighbours and offers up its own identity whilst the geography of the site and the stepped nature of the designs further enhances each unit's individuality and privacy.</p> <p>Whilst the development does not typically present to the street traditional roof forms spaced over varying levels will be in keeping with surrounding development.</p>
Section C.8.10 Open Space	<p>Private Open Space requirements have been designed to best take advantage of the northerly aspect where possible. Courtyards will have either direct access to the Northern side or minimal units will have South facing courtyards oversized to compensate for their orientation. North facing courtyards will be a minimum of 5000mm wide with all courtyards having areas well in excess of 45 sq/m, whilst south facing courtyards will be a minimum of 6000mm wide and a total in excess of 60 sq/m.</p>

Section C.8.11 This section is not applicable
 Sites Having a
 Boundary to a
 Laneway

Section C.8.12 With the total amount of units being 15 in number, units 14 & 15 have
 Accessibility and been designed as 'adaptable' units in line with Adaptable Housing
 Guidelines. Additional circulation spaces have been allowed for in the
 Adaptable kitchen, bathrooms, living room and Bed 1 in accordance with the
 Housing guidelines. The single garage at 3600mm in width additionally complies
 with the code.

Section C.8.13 A landscape design has been supplied for the development. It is
 Landscape Design envisaged that landscaping will soften the driveways concrete surfaces
 and more importantly enhance the privacy between units.

The entry point to the development will also benefit from landscaping
 and the internal private garbage collection areas will similarly benefit
 from the chosen scheme.

Landscaping will be used to great effect to reduce the impact of
 retaining walls in close proximity to the boundaries.

Section C.8.15 The site is accessed from Tourmaline Drive via a double width driveway
 Driveway Access and Car Parking facilitating both entry and exit from the site in unison. This entry point
 joins the Road at the end of the cul-de-sac to further facilitate safe
 exiting from and entry to the site.

Upon entering the site proper the driveway splits into multiple private
 internal roads which serve the units. It becomes a central feature
 accessing garage parking on opposite sides of the driveway whereby
 each unit has a double or single garage complying with DCP
 requirements. The central north-south internal driveway also has an
 area set aside for the private collection of rubbish bins.

Driveway gradients have been an imperative part of the design process
 and a driveway pavement design has been included in the sub-mission.
 Unit finished floor levels have been a direct response to the need for
 all entry and turning points to parking areas to comply with gradients
 in accordance with MCC Engineers directive of 6.25% gradient.

Turning templates and driveway gradients have been provided as part
 of the DA application

Provision

Assessment

Section C.8.16 Views, and Visual and Acoustic Privacy

There are no significant views from which to inform the base principals of the design. The multi dwelling development has been designed so that all residences will enjoy a high degree of privacy and outlooks form either front rooms/patios or from their rear courtyards where appropriate. The views are primarily of an urban nature.

Privacy impacts from the adjoining development and from within are addressed through setbacks and the use of 1800 high screening fencing between properties

A simple 1800 high fence offset from the retaining wall provides ample privacy for both private space areas.

Acoustic separation between buildings is in keeping with the objectives of the DCP. Separation distances between windows and recessed entry points to all new villas further enhance this.

The operation and use of the development given its similarity to adjoining properties for residential purposes should generate no untoward acoustic issues. The internal driveways noise will be reduced by the surrounding units and pose no real issue to adjoining properties.

The private garbage collection area will be proposed at a pickup time suitable to not impact sleeping times.

Section C.8.17 Energy Conservation

The dwellings have a compliant Basix certificate and ABSA thermal compliance certificates

A site of this nature is complicated not only by the topography but by the orientation. Units have been designed to maximize the North orientation where possible and particular attention will be required to ensuring energy efficiency of the glass and shading of the same.

Water re-use and collection is in accordance with BASIX requirements and all water tanks have been oversized as part of the stormwater design so that they may incorporate detention of collected roof water.

Provision

Assessment

Section C.8.18 Stormwater Management

A stormwater design has been designed and carried out by Burke Engineering and forms part of this DA submission.

All roof waters are collected via a charged downpipe system and stored in rainwater tanks for re-use as well as detention. Water collected from driveways is proposed to be stored in a contained detention areas as indicated on the plans during high flow events before be released via a drainage easement to the designated sub-division drainage reserve.

An existing stormwater drainage system runs along the northern and eastern boundaries of the site. This system services upstream development and feeds to the drainage basin immediately adjoining the site. It is proposed that the stormwater system for the 15 lot development will break into this system at multiple points along the eastern boundary before discharge into the drainage basin.

Section C.8.19 Security, Site Facilities and Services

Internal security for the site will be maintained via the casual surveillance of its inhabitants and neighbours. Entry points are generally in a similar location and help facilitate this and other areas exposed to the public have regular vehicular and foot traffic. Bollard lighting will further enhance on site security.

Garbage storage areas and drying spaces have been provided behind private space fence lines for the units.

It is proposed that given the reduced site frontage it will be possible for garbage bins to be stored in specified location adjoining the central north-south internal driveway on collection days. This collection service can be negotiated with Council or provided by a third party contractor service



Section C.8.20 Residential Flat Development

This section is not applicable

SECTION 4.15C (1) (a) (iiia) – PLANNING AGREEMENTS

There are no planning agreements.

SECTION 4.15C (1) (a) (IV) – REGULATIONS

There are no matters prescribed by the regulations for the proposal.

SECTION 4.15C (1) (b) – LIKELY IMPACTS

The proposed development will have no adverse impact.

SECTION 4.15C (1) (c) – SUITABILITY OF THE SITE FOR DEVELOPMENT

The proposed residential dwelling is entirely suitable for the site due to its location.

SECTION 4.15C (1) (d) – ANY SUBMISSIONS

To be considered by Council should notification be required.

SECTION 4.15C (1) (e) – THE PUBLIC INTEREST

For reasons set out in this statement. It is considered that there will be no public interest in the proposed, given the absence of any demonstrable adverse impacts

CONCLUSION

When initially assessing the potential for the site at Lot 2 Tourmaline Drive it was considered the site topography and natural stormwater flow and easements posed the main issues. Impacts on adjoining neighbours and reviewing the entry points to the site were of significant interest when providing a design solution. We believe we have been able to ameliorate these concerns through the design response

The site has proved both capable of and suitable for the proposed development and is a valuable contribution to low-cost housing in Aberglasslyn.

The proposal is considered to be acceptable in terms of scenic quality and landscape impact and has been designed to be compatible with the existing topography. It is submitted that the proposal is consistent with the surrounding development in terms of height and scale and fits well within the locality when viewed from surrounding streets.

The proposal shall not result in any adverse impact on the privacy, solar access or views of the existing adjacent properties which are all residential in nature

The proposal satisfies the relevant matters for consideration under Section 4.15C of the environmental Planning and Assessment Act 1979 and the provisions set out in the Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

It is therefore asked that council grant consent to the development application

	WASTE	MANAGEMENT	PLAN
Type of Material	Reuse and Recycling On-site	Reuse and Recycling Offsite	Disposal
Excavation Material	Fill, gardens, topsoil	Clean fill site	Unsuitable remainder to Waste Management Facility
Green waste	Mulched for gardens, landscaping	Mulched for collection for landfill or reuse	Unsuitable remainder to Waste Management Facility
Bricks	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
Concrete	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
Timber	Reuse where possible eg formwork, packing	Timber recycler/Builder	Unsuitable remainder to Waste Management Facility
Plasterboard	Nil	Nil	Waste Management Facility
Metals	Reuse where possible	Metal recycler Mathews Metal	Unsuitable remainder to Waste Management Facility
Other - Misc	Reuse or recycle if possible	Reuse or recycle if possible	Unsuitable remainder to Waste Management Facility