



Lot 1, DP 549948
97 South Street, Telarah NSW 2320
Statement of Environmental Effects

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This report was prepared by Urban Living Solutions on behalf of
Name. Kim and Les Jarvis

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1.0 Introduction

1.1 Property Details

1.1.1 Ownership Details

Name Kim and Les Jarvis currently own the subject site

1.1.2 Property Description

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1.2 Proposed Development

1.2.1 Proposed Development

The proposed development Proposed Torrens Title Subdivision & 3 x Building Conversions to Residential

1.3 Site Details

1.3.1 Site Description

This site is currently housing old school buildings (no longer in use), It has a total of 67.74m road frontage to South Street. The land is within proximity to schools, shops, recreational facilities, and medical facilities. Land use within the locality is comprised of residential development.

The subject land is a rectangular shaped allotment, approximately 4572m² in size.

South Street, Telarah is of bitumen surfaced road with no upright square kerb and gutter.

1.3.2 Adjoining Land Use

Standing on South Street to the right is Campbells Hill Cemetery, to the left of the property is a residential dwelling, and across the road are all residential dwellings.

1.3.3 Previous Applications/Use

There have been no previous applications over the subject site.

3.4 Site Area

The subject Lot has an existing Lot size of 4572m²



1.3.5 Existing Zone

The subject land is zoned R1 Zone General Residential

2.0 Site Constraints

2.1 Acid Sulphate Soils

Maitland City Council records indicate that the subject site is not affected by Acid Sulphate Soils.

Maitland City Council's records indicate that the site is Class #5 Acid Sulphate Soils. There are no proposed excavation works which will impact upon the water table.

2.2 Bushfire Risk

The site is not identified as Bush Fire Prone Land as per NSW Rural Fire Service mapping.

The site is identified as Vegetation Category 3.

2.3 Coastal Hazards

The site is not subject to coastal hazards.

2.4 Flood Prone Land

The site is not identified as flood prone land

2.5 Flora & Fauna

The site is not identified as an ecologically significant site.

2.6 Heritage Items

The site is not known to include items of heritage significance.

2.7 Mine Subsidence

The land is not located within a Mine Subsidence District.

3.0 Planning Controls

3.1

3.1.1 – Part 2 Permitted or Prohibited Development

The subject site is zoned R1 Zone General Residential pursuant to the .

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; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; 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 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; Sewage 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

Complies

The proposed development of Torrens Title Subdivision & 3 x Building Conversions to Residential is permissible with Maitland City Council consent and meets the objectives of the zone.

3.2 Development Control Plan

The following sections of the Development Control Plan are applicable to this application.

Subdivision		
Sub-Division Lot Size and Dimensions	To ensure all new lots have a size and shape appropriate to their proposed use, and to allow for the provisions of necessary services and other requirements	Proposed Lot 1 = 1613.4m ² Proposed Lot 2 = 1454.3m ² Proposed Lot 3 = 998.5m ²
Street Tree Requirements	Street trees are required as a component of the road reserve for the following: * Residential subdivisions	The proposed Torrens Title Subdivision & 3 Building Conversions to Residential will be compliant with Maitland City Council requirements for the Street Tree Requirements
All subdivision - solar access	To maximise solar access for residential dwellings	The subject allotment maintains optimum solar access through a northern orientation. It is anticipated that the land is therefore conducive to the design of energy smart houses. Both dwellings have been designed to achieve an appropriate level of energy efficiency. The level of energy efficiency will be achieved through a combination of building design elements, appropriate room positioning and the use of modern construction techniques. Thermal Assessment and Basix Certificates have been obtained for the proposed development
All subdivision - public scale drainage	To ensure further guidance is provided for subdivision that is consistent with Drainage and Water Quality and the infrastructure specification – design (where relevant)	Stormwater infrastructure will divert stormwater to the attached rainwater tanks which will be attached to the proposed dwellings. Any overflow generated will be diverted to the street frontage. Both dwellings will retain existing stormwater disposal via Maitland City Council's stormwater infrastructure Waste Storage will be via a Water Tank this will have adequate screening and is behind the building line for both dwellings
Major subdivision - block and street layout	This is not a Major Subdivision	N/A



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Major subdivision - public open space	This is not a Major Subdivision	N/A
Major subdivision - infrastructure	This is not a Major Subdivision	N/A

4.0 Project Summary

The enclosed Development Application for a Torrens Title Subdivision & 3x Building Conversions to Residential

The proposed development is a permissible use of both South Street Telarah NSW 2320, and has been designed in a way to meet if not exceed the minimum requirements set out in the Development Control Plan

The above Statement of Environmental effects clearly outline the design requirements and how we have reached these requirements as designers.

Therefore, Maitland City Council can support the enclosed application.

We trust this is to your approval, however if you require any further information, please feel free to contact our office on 4933 4522 or email admin@urbanlivingsolutions.com.au