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STATEMENT OF ENVIRONMENTAL EFFECTS



Artistic Impression of Short Street frontage with additions

PROPOSED REAR ALTERATIONS AND ADDITIONS

**16 SHORT STREET, LORN NSW 2320
LOT 2, DP1176275.**

APPLICANT: ASHLEIGH GOLLEDGE

SEPTEMBER 2022

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1. INTRODUCTION

This statement of environmental effects accompanies a development application for the proposed alterations and additions to an existing house at 16 Short Street Lorn. 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, Maitland City Council Conservation and Design Guidelines, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the likely environmental impacts in accordance with section 79C of the Environmental Planning and Assessment Act 1979.

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2. SUBJECT SITE AND LAND

The subject site is located at **16 Short Street Lorn Lot 49 DP1166699**. The site has a site area of 490m² and is currently vacant. The general locality of the site is depicted in figure 01 & 02.

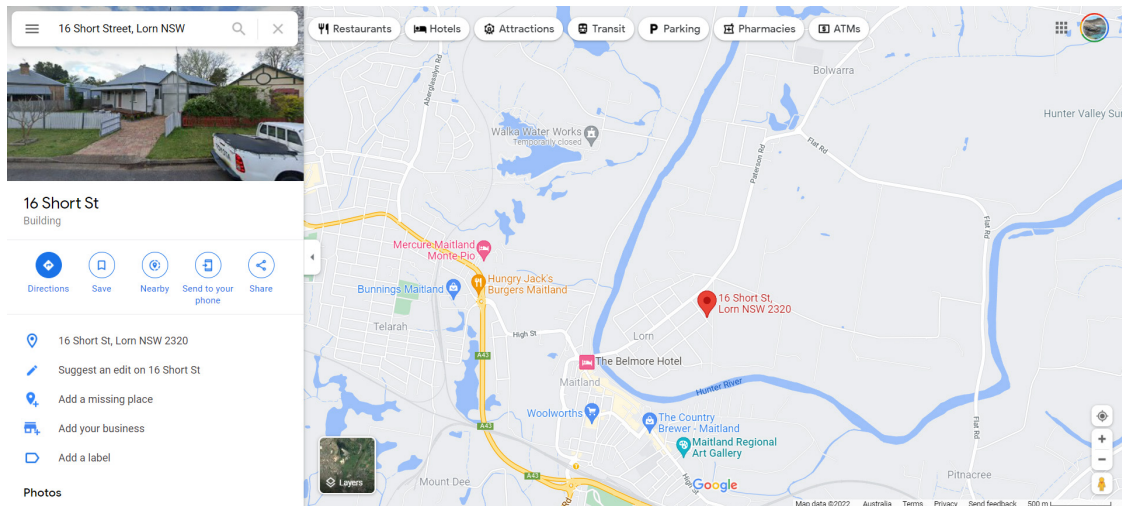


Figure 1: Locality – Short Street Lorn

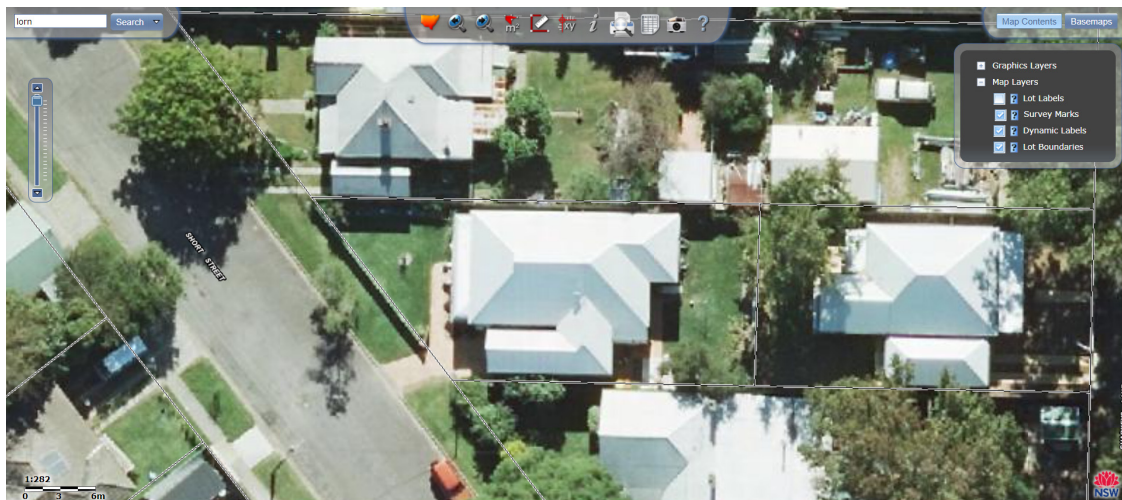


Figure 2: Existing site aerial view 16 Short Street Lorn

The development site is a flat/level piece of land in a battle axe configuration accessed via a driveway off Short Street.

The site occupies an angled street frontage and presents a single level workers style cottage from the 1800s. The street frontage and style of home is typical of the streetscape and wider Lorn context.

The site is located in a flood prone area of Lorn and is protect by the Lorn levy bank. The site is not located in a bushfire area. The site is located within the Lorn Heritage Conservation area.

The site has all services available for connection / power / phone / water and sewer.

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The site is zoned R1 General Residential, and the proposed works / use are permissible under the LEP zoning.

The site has an existing 4-bedroom house with detached carport. The home is single level, raised on bearers and joists. It is a timber framed weatherboard clad dwelling with a corrugated metal roof. Windows are typically timber double hung style. There is a rear living room extension and deck area, opening onto a level grassed backyard area.

The existing property has a timber picket fence and paved driveway/crossover to access the property off Short Street.

Due to the angle of the frontage the House has a large front setback in part. This reduces available rear space for extension works. This shortage of space is a key element in requiring a 2 storey extension to reduce site coverage and maintain all available outdoor areas.



Figure 3 – Front view of existing 16 Short Street Lorn

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Figure 4 – Rear view of existing 16 Lorn Street



Figure 5 – Wider Street context view of 16 Short Street

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MAITLAND CITY COUNCIL CONSERVATION & DESIGN GUIDELINES FOR LORN - DESCRIPTION OF AREA IN GENERAL

The site is located in Lorn which is a heritage conservation area.

The visual character of Lorn presents an image of a well-cared-for turn-of-the-century, residential settlement in which the different periods of architecture are integrated by the consistency of the introduced landscape. The immediate visual impression is of an essentially residential precinct of single and double storey Victorian houses and early 20th century character, with clearly-defined edges. The village appears as “an urban island in the flood plain”, contained by a series of levee banks.

The uniquely different feature of Lorn, as compared with its neighbours, is the high quality of design and execution of its Federation and Californian Bungalow periods housing stock.

Unlike Morpeth, Lorn is arranged on an irregular grid and in addition, because of the high levee banks, does not afford views from the village to the river and countryside beyond.

Lorn is significant for its continuity of use as a garden suburb of Maitland, and is the best example of the garden suburb ideal in the Hunter Region.

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3. DESCRIPTION OF PROPOSAL

It is proposed to construct a 2-storey rear addition to the existing single level residence at **16 Short Street Lorn Lot 49 DP1166699**. The dwelling will consist of 5 bedrooms, living areas, kitchen, bathrooms, laundry and a separate carport.

The proposed new house is to be built within the Lorn Heritage Conservation area as outlined in Maitland City Councils LEP 2011.

The proposed new additions are designed with respect to the surrounding heritage conversation area and all relevant Maitland City Council DCP & Conservation controls and guidelines.

The proposed new rear additions have been designed to increase the available living space in the dwelling for a growing family and also provide an additional bedroom space.

The proposed rear addition has been placed over the existing rear extension area and not over the existing original dwelling footprint.

The new additions are well recessed from Short Street frontage and offer minimal impact to the overall Short Street frontage. The new addition utilises minimal roof/ceiling heights to reduce bulk and scale. The new additions simply tuck in behind the existing main roof lines. The use of weatherboards and matching corrugated roofing with reduce impacts and integrate the addition into the overall design.

The additions will be timber framed and built over the existing rear addition. Walls will be timber framed and weatherboard clad. Roof to be timber frame and truss with corrugated metal roofing.

The proposed new additions will provide an enhanced living space and options for its residents in an established and sought-after area in Lorn. The proposed additions have been designed to suit the existing area and the Development Controls which maintain its character and values.

The home is a unique, original design and does not mimic other homes of the area but uses elements and materials of surrounding homes and creates a modern, quality heritage inspired home.

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Figure 6: Front Short Street view 01

This view shows the existing house with the 2-storey addition placed behind the main original residence. The addition is well recessed and has minimal overall impact on the streetscape and character. The designed utilises minimal ceiling heights and roof heights to reduce impacts.

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Figure 7 – Front Short Street View 02

This view shows the existing house with the 2-storey addition placed behind the main original residence. The addition is well recessed and has minimal overall impact on the streetscape and character. The designed utilises minimal ceiling heights and roof heights to reduce impacts.

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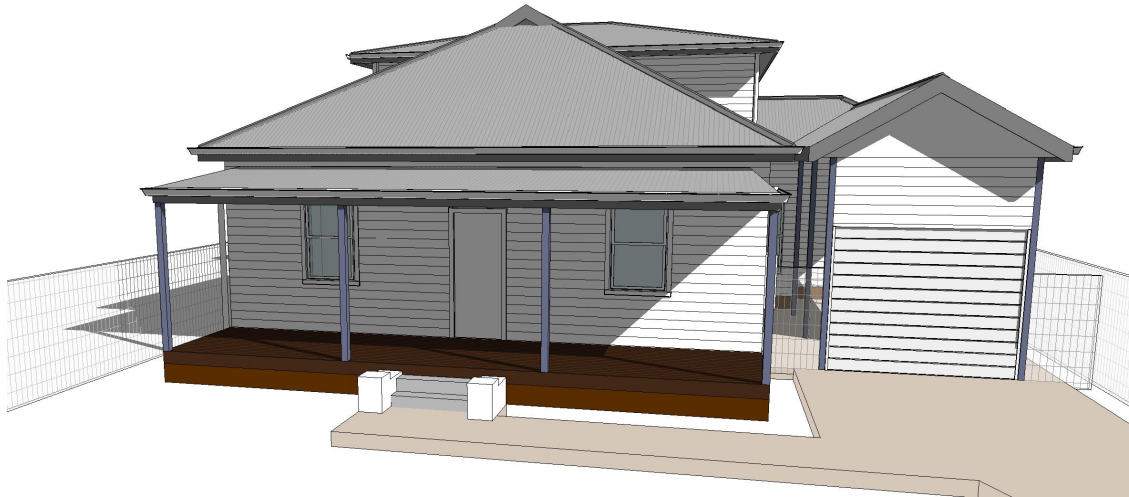


Figure 8 - This image shows the proposed extension in a simpler shaded 3d view. The addition is well recessed from the original house and the street. Roof and wall heights are not dominate and it does not present to the street as a typical 2 storey residence, which has a more dominate bulk and scale. The additions are more subtle and integrated.

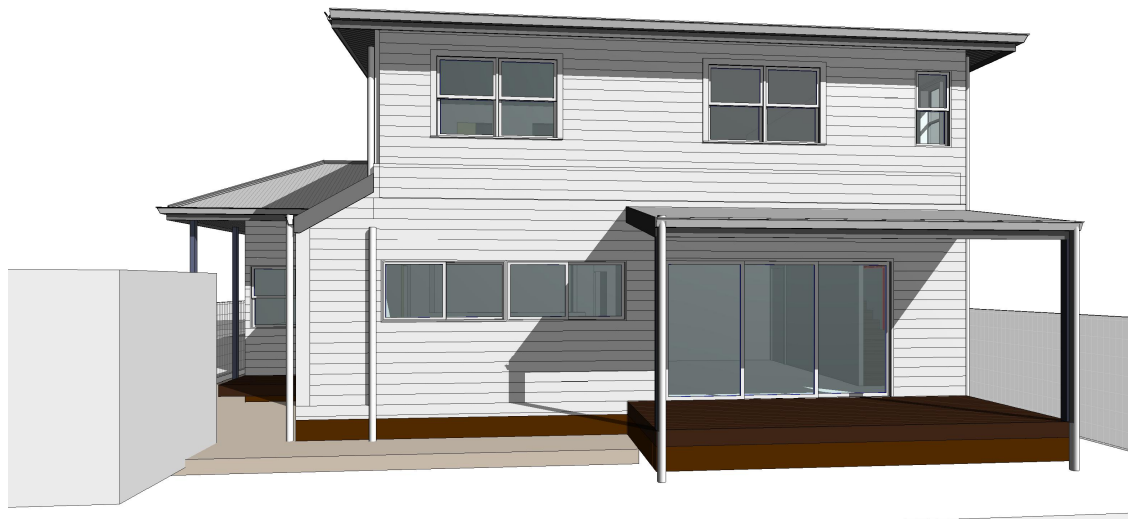


Figure 9 – Rear view of additions

This shows the rear additions of the house which presents a more typical 2 storey residence. However, this does not have any impact on the wider context due to its rear location. Traditional window forms, wall claddings and roof forms are used to create a cohesive and integrated addition that ties into the existing house.

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4. EXAMPLES OF 2 STOREY RESIDENCES AND DORMAS IN LORN AREA



Corner of Williams Close and Melrose Street – Gable windows - not even traditional style but modern angular – colorbond fascia – colorbond gutters – contemporary dark brickwork

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Corner of Williams Close and Melrose Street – Gable windows - not even traditional style but modern angular – colorbond fascia – colorbond gutters – contemporary dark brickwork



2 Storey residence Lorn

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2 Storey residence Lorn



Dormer window addition to existing large bungalow roof Lorn

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Dorma window addition to existing large bungalow roof Lorn – Gable and trims features



2 storey residence Lorn

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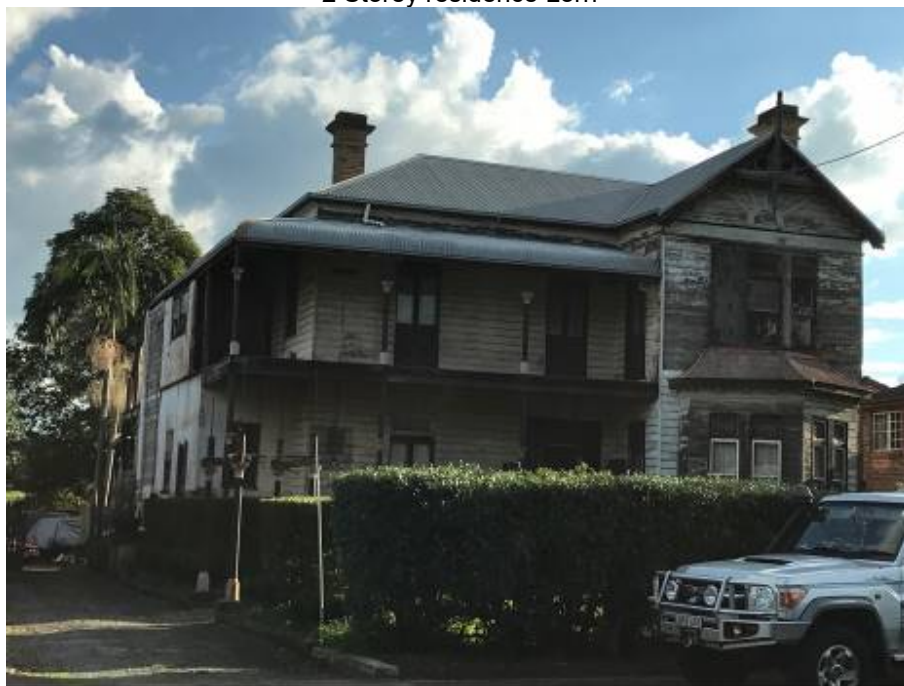
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2 Storey residence Lorn



2 Storey Residence Lorn

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Gable roof features – 2nd storey additions – Multiple roof forms



2 storey home Lorn

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2 storey home Lorn



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2 storey home Lorn



2 storey home Lorn – Dormer Windows – Gables – Gabel trims – Varied roof forms

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2 storey home Lorn – Dormer Windows – Gables – Gabel trims – Varied roof forms



2 storey home Lorn – Gables – Gabel trims – Varied roof forms

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5. GOVERNMENT REGULATION AND CONTROLS

SECTION 79C

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 79C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

Maitland Local Environmental Draft Plan 2011

The Maitland Local Environmental Draft Plan 2011(LEP 2011) applies to the subject site.

The site is Zoned R1 (General Residential) The proposal is permissible with Councils consent.

The site is located in Lorn Heritage Conservation area as outline in Maitland City Councils LEP 2011 Map HER_007

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

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

SECTION 79C (1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

Maitland Local Environmental Draft Plan 2011

SECTION 79C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLANS

City of Maitland Conservation and Design Guidelines Part 2 Conservation Areas

City of Maitland Conservation and Design Guidelines Part 3 Design & Conservation Guidelines

Maitland Citywide Development Control Plan – 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.



City of Maitland Conservation and Design Guidelines Part 2

2.16 Lorn – Conservation Policies

Provisions	Assessment	Compliance
<p>Keep Contain spread of commercial uses to existing extent.</p>	<p>N/A not a commercial use property.</p>	<p>✓</p>
<p>Keep Narrow carriageways lined with informal grass verges and plantings or gravel shoulders.</p>	<p>N/A as not a street frontage property.</p>	<p>✓</p>
<p>Keep Distinct built edge boundary with rural surrounds.</p>	<p>The proposed development keeps a distinct built edge with rural surrounds.</p>	<p>✓</p>
<p>Keep Lorn's predominantly single storey street frontage. Roof conversions should be located to the rear of the existing house.</p>	<p>The existing 16 Short Street residence presents a single level workers cottage.</p> <p>The proposed rear additions are heavily recessed to the rear of the lot and are not located over the existing main residence.</p> <p>Roof and wall heights have been reduced as much as possible to reduce the bulk and scale of the rear additions.</p> <p>We suggest with these measures that the impact from the Street frontage and the pedestrian level is minimal.</p> <p>The rear additions to the roof area are well tied in through traditional roof forms, cladding and windows to create an aesthetic that complements the main residence. This reduces impacts on the street character and adjoining residence.</p> <p>We suggest the existing residence still presents a predominately single level residence to Short Street.</p> <p>We suggest a good design balance has been proposed that allows flexibility for residents and their needs without drastically impacting the character of Lorn.</p>	<p>✓</p>
<p>Encourage Strictly limited building heights and setbacks, especially along Belmore</p>	<p>The building heights and setbacks are consistent with the majority of homes in the area and complies with requirements.</p>	<p>✓</p>

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Road.	<p>The proposed house has setback in excess to requirements</p> <p>Proposed residence is below the maximum height lines</p> <p>Rear additions heavily recessed from Short Street.</p>	
Encourage Careful consideration of fencing	<p>No fencing is proposed.</p> <p>There is an existing picket fence to Short Street that will be maintained.</p>	✓
Encourage Reference to the 1985 Lorn Conservation Planning Study which provides a list of recommended exotic and Australian species for private and public gardens	<p>The proposed development will have suitable or similar plant species as per the 1985 Planning Study list.</p> <p>The proposed maintains many existing trees on site and proposes a traditional garden style to complement the home.</p> <p>There are existing gardens on site to be retained.</p>	✓
Encourage Where required, kerbs constructed using a roll-over profile rather than the upright profile	<p>No changes to kerbs or crossovers.</p>	✓
Encourage Maintain existing subdivisional character in any future subdivision of land in Lorn.	<p>No subdivision proposed</p>	✓
Encourage Infill development which does not modify the historic character of Lorn.	<p>No infill development proposed.</p> <p>Rear addition to existing residence.</p>	✓
Encourage Roof form and pitches which emulate those of the existing house in the case of additions, and in new development borrow the main characteristics without necessarily creating a replica of particular styles in the street.	<p>The proposed roof form of the addition is a simple hip roof and ties in with the existing roof forms of the main residence.</p> <p>The new additions are simple and similar to existing but do not to directly replicate the detailing.</p> <p>The proposed new additions have a minimal impact on the overall streetscape and existing</p>	✓

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	residences character.	
Encourage Location of new garages behind the rear building line as detached structures.	Existing open carport on site. No new garages proposed.	✓
Avoid Removal of any healthy plantings	No major vegetation to be removed	✓
Avoid Use of high saturation/intense colours	Proposed colours to match existing main residence to maintain aesthetic and consistency.	✓
Avoid Loss or compromise of all heritage items and contributory reference buildings (as previously described) and landscape elements.	We suggest the proposed rear additions provide minimal impact on the heritage context and very minimal impact any heritage listed items or buildings in context.	✓
Avoid Upright kerb and guttering.	N/A No kerb and guttering is proposed.	✓
Avoid Use of modern profile steel sheeting, concrete tiles and high glazed or variegated coloured terracotta tiles.	None of these materials are present in the proposal. Only materials that are characteristic of the heritage buildings and homes of the area are being used in this proposed addition.	✓
Avoid Use of textured red, white and modern patterned bricks, and concrete blockwork (painted or unpainted)	No textured and modern bricks or concrete blockwork are being used in the project. Simple weatherboard cladding used and custom orb corrugated metal roofing.	✓
Avoid Complete cladding of walls with plain panels such as fibro.	No fibro proposed. Weatherboard cladding proposed to complement existing residence and wider context.	✓



City of Maitland Conservation and Design Guidelines Part 3

PART 4 - GENERAL REQUIREMENTS FOR ALTERATIONS AND ADDITIONS IN HISTORIC AREAS

Provisions	Assessment	Compliance
<p>4.1 Sympathetic Design</p>	<p>The proposed rear addition has considered the existing building and the context.</p> <p>The new 2 storey addition is not located on top the existing original dwelling, but to the rear over the existing addition.</p> <p>The addition has been placed to be heavily recessed to reduce the impact on the existing residence character and that of the wider Short Street Context</p> <p>New work does not mimic the original but complements it through colour and materiality.</p> <p>New additions blend with existing and do not require destruction of any major heritage items or detailing.</p>	<p>✓</p>
<p>4.2 Siting / Orientation</p>	<p>New additions are located the rear of the site</p> <p>Additions do not affect driveways or alike.</p> <p>Existing side setbacks maintained.</p> <p>Setbacks are in excess to 900mm. Being 1200mm and 5000mm on the sides.</p> <p>Extension is more than 20% of original floor area.</p> <p>The 2-storey addition allows the retention of the existing rear backyard area and requires no significant modification to the existing original part of the building.</p>	<p>✓</p>
<p>4.3 Size and Scale</p>	<p>The proposed addition has been designed not to dominate the existing main residence and street character.</p> <p>The addition is located to the rear of the main residence</p> <p>We have utilised minimal ceiling height and roof heights to reduce the overall bulk and scale of the additions.</p>	<p>✓</p>

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	We suggest the proposed addition has a minimal impact on the context and does not dominate or significantly change the street character of existing house.	
4.4 Roof forms and shapes	<p>A simple hip roof with metal roofing has been utilised to maintain consistency with the original main residence.</p> <p>The proposed addition has a smaller roof pitch than the main residence, this is to reduce its overall height / bulk / scale and keep it a lower profile to Short Street.</p> <p>We have not placed windows or skylight on the Short Street frontage to reduce potential impacts and dominance over the main residence.</p> <p>Roof materials and forms are the same as the existing residence.</p>	✓
4.7 Materials and colours	<p>The proposed additions utilise the same colours and materials as the existing house to create consistency and reduce visual prominence of the new work.</p> <p>New additions will use a weatherboard that ties in with existing rear addition. Roofing will be the same as the existing. Colours and painting to match the existing house to create a harmonious appearance.</p>	✓
4.8 Detailing	<p>No major detailing to new additions. Simple weatherboard cladding and timber heritage double hung windows.</p> <p>We have attempted to reduce impact from 2 storey addition by reducing elements that may draw attention from existing character.</p>	✓
4.11 Services and new technologies	None proposed	✓
4.12 Landscaping	No change to existing	✓
4.13 Fences	No change to existing	✓
4.14 Garages / Carports	No change to existing	✓



Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

Provisions	Assessment	Compliance
Site analysis and site context	<p>A detailed site analysis plan has been included with the development application including the elements listed in this section.</p> <p>The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts and integrates appropriately with the streetscape using materials used predominately through-out the locality and the single storey nature of the development.</p>	✓
Development incorporating existing dwellings	Not applicable	n/a
Bulk earthworks and retaining walls	The development has been designed to have minimal impact on the proposed site. A sediment fence is to be constructed and is shown on the site plan.	✓
Street building setbacks	<p>The proposed new development well exceeds minimum setbacks</p> <p>The proposed addition is well setback from Short Street having minimal impact on the street and its character.</p>	✓
Side and rear setbacks	<p>The proposed development essentially maintains the existing side and rear setbacks for consistency in building design and aesthetic</p> <p>Side setbacks are 1200mm and 5000mm</p> <p>Rear setback is 8900mm</p> <p>Windows to side boundaries are minimal in size to reduce privacy issues.</p> <p>We suggest that the proposed design does not adversely affect the surrounding properties.</p>	✓
Site coverage and unbuilt areas	<p>Percentage site coverage is 57% (279M2) including all verandahs, driveway & footpaths.</p> <p>Site FSR is 0.35:1 (not including patios, carport & garage)</p>	✓
Building height, bulk and scale	Max building height is 6.613 metres well below the 8.5 metre max.	✓

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	<p>The development application provides the required site plan, floor plans and elevations.</p> <p>The proposed new development offers a bulk, height and scale which is typical of all the surrounding residential homes in the immediate Short Street and Lorn context.</p> <p>Bulk of the extension is reduced by reducing wall and roof heights.</p>	
<p>External appearance</p>	<p>The existing character, scale, and massing of the development in the immediate area has been taken into account with the proposed new development. Heritage, forms, colours, massing, materials, and detailing have been used to form a dialogue with the existing urban character.</p> <p>Architectural interest is achieved using a heritage colour scheme that articulates details of the dwelling. Timber architraves and heritage style windows bring interest and detail to the facades.</p> <p>Landscaping also helps ground the dwelling and create interest</p> <p>Windows and doors to the have been designed to suit the existing heritage style windows and doors located in the immediate area. The development will offer an aesthetic in line with the requirements of Maitland Councils requirements.</p> <p>Consideration has been given to the roof and wall massing. The dwelling uses a similar style and scale to existing heritage dwellings in the immediate area. Roof forms feature corrugated metal cladding. Roofing is to be light grey colour which is typical throughout the area.</p> <p>Interest will be created for the residents and passer by. This is achieved through a heritage colour scheme, traditional forms and detailing and interesting cottage landscaping and fencing.</p> <p>The proposed additions have an existing articulated entry verandah addressing Short Street. The property is accessed by way of an existing driveway off Short Street.</p> <p>The proposed new additions have been designed to form a relationship with existing homes in the immediate area. The additions tie into the existing residence and utilise similar materials, finishes to form a relationship with the existing.</p> <p>The existing street frontage and appearance remains significantly the same. The proposed additions are well recessed from the main building to the front and at a lower bulk and scale. The existing house should still maintain a</p>	<p>✓</p>

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	<p>single level appearance predominately at street level.</p> <p>The proposed additions are in a heritage area. The design takes this into account through design of roofs, walls, materials, and colour scheme.</p> <p>All carports and access are existing and do not dominate the development</p>	
Open space	<p>The proposed development meets all open space Requirements.</p> <p>130M2 of rear POS provided</p>	✓
Sites having a boundary to a laneway	Not applicable	n/a
Accessibility and adaptable housing	Not applicable	n/a
Landscape design	No changes to the existing landscaping	✓
Fencing and walls	All existing fences boundaries and front boundary retained.	✓
Driveway access and car parking	No changes to existing crossovers, driveways, carports	✓
Views and visual and acoustic privacy	<p>Existing rear private open space areas retained</p> <p>Minimal overlooking is possible. Boundary fencing to all sides provides significant privacy between residential existing & proposed residential properties.</p> <p>Upper windows are not excessively large and have high sills – there will be minimal overlooking of surrounding homes. No windows directly overlook surrounding private open spaces.</p>	✓
Energy conversation	<p>Basix certificates has been provided.</p> <p>Main living and outdoor areas have access to Northern aspect.</p> <p>Building insulated to Basix requirements</p> <p>Windows to Basix requirements</p> <p>Window sizes reduced where possible to reduce negative sun penetration and privacy concerns.</p>	✓

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	North facing roof available for potential solar hot water system. Location of windows has been designed to maximise cross ventilation Proposed building will not significantly overshadow or inhibit existing or proposed adjoining Properties.	
Stormwater management	Stormwater and tank overflow to be connected to existing street stormwater systems located to Short Street The new downpipes can connect to the existing downpipe lines or alternatively a separate new line ran to Short Street.	✓
Security, site facilities and services	No new services proposed	n/a

SECTION 79C(1)(a)(iia) – PLANNING AGREEMENTS

There are no planning agreements.

SECTION 79C (1)(a)(iv) – REGULATIONS

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

SECTION 79C(1)(b) – LIKELY IMPACTS

The proposed development will have no adverse impact.

SECTION 79C(1)(c) – SUITABILITY OF THE SITE FOR DEVELOPMENT

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

SECTION 79C(1)(d) – ANY SUBMISSIONS

To be considered by Council should notification be required.

SECTION 79C(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.

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6. CONCLUSION

The proposal satisfies the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 and the provisions set out in the Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria, Maitland Conservation and Design Guidelines

We have proposed a simple 2 storey addition to an existing residence at 16 Short Street Lorn. The extension is required so that the occupants / residents can best utilize the house for living and its access to the Maitland area for work and recreation.

The design has been well thought out in terms of reducing its impact on both the existing house and the wider heritage context of Lorn.

The proposed additions do not dominate the existing building and present a lower bulk and scale to many other 2 storey additions in the Lorn area.

The additions blend and complement the existing residence creating a cohesive and well-appointed overall design that will continue to enhance and contribute to the context.

We suggest there is minimal impacts to surrounding residences and occupants.

It is therefore recommended that council grant consent to the development application and that owners can get their quality home built.