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STATEMENT OF ENVIRONMENTAL EFFECTS

30A High Street, Morpeth

Lot 221 DP 1265036

Zoning: R1 General Residential

Proposed Development: Additions and Alterations to Existing Dwelling

Prepared by Advantage for **GHT Holding Pty Ltd**

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INTRODUCTION

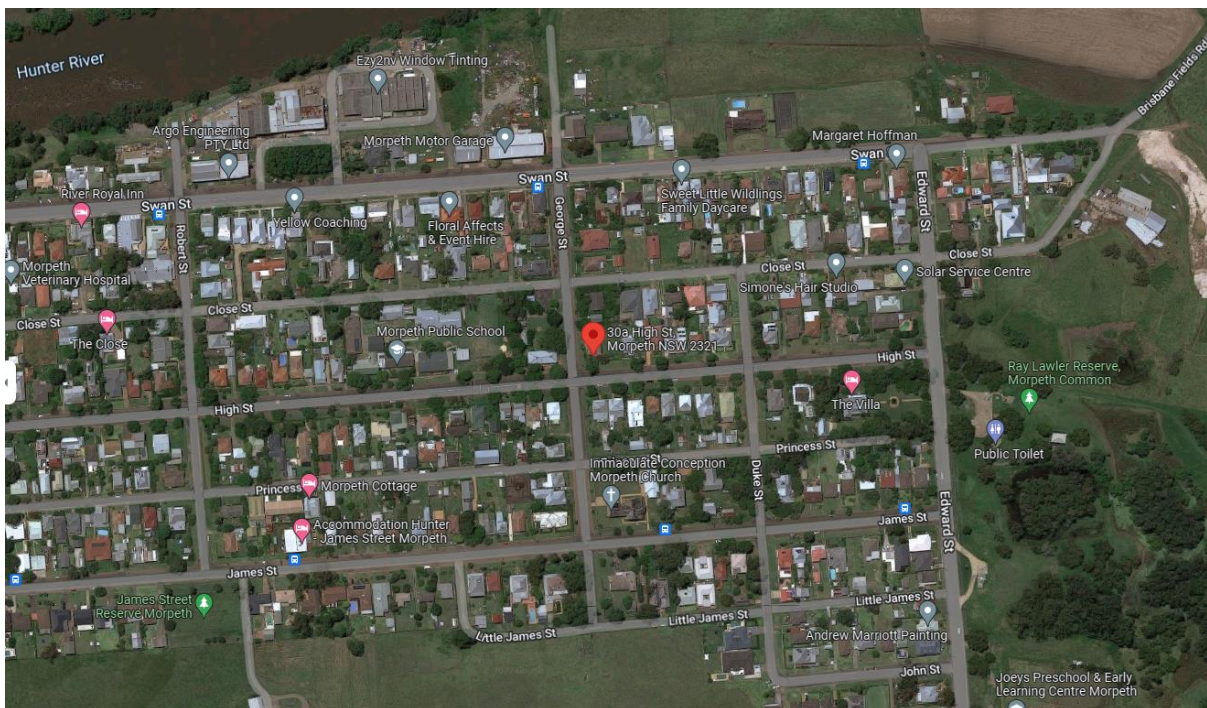
This Statement of Environmental Effects accompanies a Development Application lodged on behalf of GHT Holding Pty Ltd in relation to land known as 30A High Street, Morpeth (Lot 221 DP 1265036). The proposal is for alterations and additions to the existing dwelling.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and type of development as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of this assessment, it is considered that the development of the site in the manner proposed is acceptable and is worthy of the support of Council.

EXISTING CONDITIONS

Local and Regional Context

The site is located at 30A High Street, Morpeth. The locality is an established residential area within the Morpeth Heritage Conservation area. It is characterised by single storey, single dwellings on variable sized lots as well as parkland and existing agricultural land. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



Aerial view of location.

The Site

The subject site is identified as 30A High Street, Morpeth (Lot 221 DP 1265036). The lot has a total area of 418.63m² with frontage to High Street of 14.31m and frontage to George Street of 29.198m.

The topography of the lot falls from High Street to the rear approx. 1.7m.

The lot contains an existing single storey weatherboard dwelling. The site was subject to a DA where the lot was subdivided and a new single dwelling was constructed to the East. The subject land has an approval to construct a single garage. This has not been completed but it included in the application for the extensions.

PROPOSED DEVELOPMENT

General Description

The proposal is for alterations and additions to the existing dwelling which include the demolition of an existing skillion, and an extension to the rear including living space, kitchen, laundry, a covered deck and pergola as well as a bedroom within the roof space of the addition. The cottage in its current state is a 2 bedroom cottage with a sleepout in the rear skillion.

A previously approved, yet unbuilt, freestanding garage (DA18-1576) is proposed as part of the development.

Setbacks to the street and side boundaries remain unchanged.

Calculations

The development indices for the proposed dwelling are as follows:

Description	Proposed	Requirement	Compliance
Area of Site (m ²)	418.63m ²		
Site Coverage (m ²)	59.7%	Max 60%	YES
Driveway / Paths/ Courtyards (m ²)	~15m ²		
Landscaped Area	NA		

PLANNING CONTROLS

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

Maitland Local Environmental Plan 2011

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

General Residential

1 Objectives of zone

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

2 Permitted without consent:

Home occupations

3 Permitted with consent:

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

4 Prohibited:

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

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

Aims of this section are:-

- (a) To assist owners and developers who are contemplating carrying out development that may impact on a heritage listed property or conservation area.
- (b) To promote an attractive living and working environment for the community of Maitland, which builds on its particular identity.

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

Aims of this section are:-

- (a) To set appropriate standards for all forms of housing within the City of Maitland.
- (b) To provide measures to protect the natural and built environment and minimise conflicts which often arise through development.
- (c) To ensure that development relates to site conditions and that the amenity of adjacent residential development is appropriately considered.
- (d) To support the efficient use of residential land and expand the variety of housing options available in the City of Maitland.

PART C DESIGN GUIDELINES

Part C.4 Heritage Conservation

The subject lot is located within the Morpeth Heritage Conservation Area and as such will be assessed against Council's Heritage guidelines.

The original cottage was built in the 1950's and is typical of the design in that time. The cottage is in reasonable condition with some repairs required. The proposed additions are to be located to the rear of the existing dwelling. The additions include a gable clad in lightweight vertical cladding in the form of the numerous corrugated outbuildings/iron sheds located around Morpeth such as the one at 8 George Street, directly behind the subject site and one at 39 High Street.

The proposed addition has a roofline consistent with that of the existing dwelling.



8 George Street, Morpeth.



39 High Street, Morpeth.



Proposed development viewed from George Street.

The additions have a limited impact when viewed from the corner of High and George Streets.

The roof line matches the existing roofline with the living spaces located at ground level to afford privacy for the occupants when entertaining. The bedroom is tucked into the roof space making the most of the limited available site space.

Cladding is matched to the existing with vertical proportions and coloured in a darker tone to appear recessive.



Proposed development viewed from the corner of High and George Streets.

The proposal is in line with the desired character of the area.

Part C.8 Residential Design

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
3. Development Incorporating Existing Dwellings		
<p>a) To ensure that, where possible, existing buildings are retained and used for ongoing residential use.</p> <p>b) To ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible.</p> <p>c) To ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment project.</p> <p>d) To encourage sustainable building practices and resource efficiency by minimising the amount of material being diverted to landfill as a result of building demolition.</p>	YES	<p>The existing cottage is a 2bedroom dwelling with a sleep out in the rear enclosed skillion verandah. The existing kitchen is located towards to the middle of the house and has no real connection to living areas or the rear yard.</p> <p>The proposal is for additions to the existing dwelling on the lot. The additions respect the original dwelling and given they are to the rear there is limited impact on the existing streetscape when viewed from High Street.</p> <p>The presentation to the George Street frontage is discussed above in the Heritage section.</p>
4. Bulk Earthworks and Retaining Walls		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>a) To ensure that development responds sensitively to the topography of the land.</p> <p>b) To restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.</p> <p>c) To ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary interface.</p> <p>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</p> <p>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</p> <p>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</p> <p>g) To preserve topsoil.</p> <p>h) To ensure that adequate provision is made for drainage in relation to cut and fill practices.</p>	YES	Minimal earthworks will be required as part of the new development with a maximum cut to the pad for the addition of 500mm.
5. Street Building Setbacks		
<p>a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.</p> <p>b) To ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality.</p>	YES	No change to street setbacks.
6. Side and Rear Setbacks		
<p>a) To allow flexibility in the siting of buildings and the provision of side and rear setbacks.</p> <p>b) To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</p>	NO	<p>The proposed addition has a roofline consistent with that of the existing dwelling. Therefore the eastern wall of the proposed addition sits proud of the building envelope as shown on the eastern and northern elevations provided.</p> <p>This variation to the requirements of the DCP does not cause undue overshadowing or privacy issues to the adjacent dwelling and we therefore request it be considered an acceptable variation in this instance.</p>
7. Site Coverage and Unbuilt Areas		
<p>a) To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.</p> <p>b) To maximise opportunities for landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes .</p>	YES	The site coverage as shown in the included plans is 59.7%. The maximum for this type of development is 60%.
8. Building Height, Bulk and Scale		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>a) To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints.</p> <p>b) To ensure that the amenity of surrounding properties is properly considered.</p> <p>c) To minimise site disturbance and cut and fill.</p>	YES	<p>The proposed additions do not increase the overall height of the dwelling.</p> <p>The maximum height above natural ground of the proposal is 6.795m.</p>
9. External Appearance		
<p>a) To encourage the creation of attractive, well-designed residential development.</p> <p>b) To allow flexibility in design and use of materials while encouraging high architectural standards.</p> <p>c) To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass.</p> <p>d) To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes</p>	YES	<p>The existing dwelling is clad in weatherboards.</p> <p>The proposal has a mixture of lightweight claddings including vertical cladding to the gable section and board and batten cladding to the kitchen / pantry addition.</p> <p>The former, as mentioned previously is to be painted a dark colour to distinguish between old and new and give it a recessive quality.</p> <p>The latter is to match the existing dwelling in terms of colour.</p> <p>The Previously approved garage will also match existing dwelling.</p>
10. Open Space		
<p>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents;</p> <p>b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.</p> <p>c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</p>	YES	<p>Minimum private open space is achieved as shown on the site plan.</p>
13. Landscape Design		
<p>a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.</p> <p>b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).</p> <p>c) To encourage the integration of building and landscape elements</p> <p>d) To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development.</p> <p>e) To enhance the acoustic environment (e.g.: through fencing, blade walls and location of open space areas) of a development and provide visual privacy and shade.</p> <p>f) To blend new development into an established streetscape and neighbourhood.</p> <p>g) To encourage the use of native plant species.</p>	NA	
14. Fencing and Walls		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<i>a) To ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open spaces areas within the development or on adjoining land.</i>		1800 high lapped and capped timber fencing is proposed to a portion of the George Street frontage as shown on the site plan. Existing side and rear fencing is to remain, as is the brick fence along High Street and a portion of George street.
15. Driveway Access and Parking		
<i>a) To provide convenient, accessible and safe parking to meet the needs of residents and visitors which does not dominate the streetscape or cause congestion in nearby streets.</i> <i>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</i> <i>c) To encourage the design of access and parking as part of the overall landscape design.</i>	YES	Driveway strips are proposed to the carport and garage.
16. Views and Visual and Acoustic Privacy		
<i>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</i> <i>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</i> <i>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</i>	YES	The proposed alterations and additions do not restrict the views of surrounding dwellings and no acoustic privacy issues are expected to result from the development.
17. Water and Energy Conservation		
<i>a) To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.</i> <i>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</i> <i>c) To avoid the potential for significant overshadowing of habitable rooms and private open spaces within the development itself and also with respect to adjoining development.</i> <i>d) To encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.</i>	YES	A BASIX certificate is included as part of the application.
18. Stormwater Management		
<i>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</i> <i>b) To prevent erosion, sedimentation and other pollution.</i> <i>c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.</i> <i>d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows.</i>	YES	The proposed additions will be connected to the existing system running through the easement to the rear and will drained to the street.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.</p> <p>f) To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water re-use within the dwelling and for landscaping purposes.</p> <p>g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.</p>		
19. Security, Site facilities and Services		
<p>a) To provide adequate personal and property security for residents via “Crime Prevention Through Environmental Design” principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality.</p> <p>b) To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain.</p> <p>c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.</p> <p>d) To ensure that essential amenities and communication facilities are integrated within the residential design.</p>	NA	No change to security, site facilities or services.

CONCLUSION

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