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STATEMENT OF ENVIRONMENTAL EFFECTS

33 Raymond Terrace Road, East Maitland

Lot 2 Sec 48 DP 758374

Zoning: R1- General Residential

Proposed Development: Demolition, multi dwelling development and retaining walls.

Prepared by Advantage for **Durga Borra**

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INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Durga Borra in relation to land known as 33 Raymond Terrace Road, East Maitland (Lot 2 Sec 48 DP 758374). The proposal is for a multi dwelling development consisting of the demolition of the existing dwelling and out buildings and the construction of 2 single storey 3 bedroom dwellings and four 2 storey 3 bedroom dwellings and retaining walls.

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 33 Raymond Terrace Road, East Maitland. The locality is an existing residential area on the edge of East Maitland that is characterised by a mixture of single dwellings, dual occupancies and multi dwelling housing positioned on variable sized lots. This section of Raymond Terrace Road is currently undergoing redevelopment with a number of multi dwelling developments already constructed / under construction nearby. Retail, schools and sporting facilities, public transport as well as parkland are in close proximity. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



Map of location.

The Site

The subject site is identified as 33 Raymond Terrace Road, East Maitland (Lot 2 Sec 48 DP 758374). It has an area of 1734.09m².

The lot has frontage to Raymond terrace road of 20.117m and a depth of 86m.

It falls to the rear from the street.

PROPOSED DEVELOPMENT

General Description

The proposal is for a multi dwelling development consisting of the demolition of the existing dwelling and out buildings and the construction of 2 single storey 3 bedroom dwellings and four 2 storey 3 bedroom dwellings and retaining walls.

Calculations

The development indices for the proposed are as follows:

Description	Proposed	Requirement	Compliance
Area of Sites (m ²)	1734.09m ²		
Site Coverage (m ²)	56.4%	Max 70%	YES
Driveways (m ²)	464.88m ²		
Landscaped Area	30.2%		

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; 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; 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.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.

COMPLIANCE

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>	<p>NA</p>	<p>The existing cottage is deemed by the owner not viable to the overall investment of the proposal. It has no architectural merit and therefore deemed acceptable to propose demolition.</p>

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
4. Bulk Earthworks and Retaining Walls		
<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	<p>The site falls to the rear southern corner of the site.</p> <p>Cut and fill is required on site to create level building pads.</p> <p>Retaining walls are proposed on site as shown on the excavation plan with a maximum height of 800mm.</p>
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	<p>The proposed dwellings are set in line with the neighbouring properties complying with the requirements of the DCP.</p>
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>	YES	<p>Side and rear setbacks are compliant with the requirements of the NCC.</p> <p>The minimum ground floor side setback is 900mm. It is noted that the land to the rear of the site is a lane however this is not a high use lane and is the same setback as the recently constructed development to the south.</p> <p>The minimum first floor side setback is 5.7m.</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	<p>The site coverage as shown in the included plans is 56.4%. The maximum for this type of development is 70%.</p>
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>No building height is listed for development in this location.</p> <p>The maximum height above natural ground for the development is approx. 7.2m.</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 proposed development presents a single storey dwelling to Raymond Terrace Road with the 2 storey dwellings behind.</p> <p>Simple hip roofs and attractive fenestration have been chosen to complement existing dwelling and development in the area.</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>The private open space of dwellings 1 to 5 fall into the optimum range set out in the DCP and each achieve the minimum dimensions and area required.</p> <p>Dwelling 6 falls into the satisfactory range. This POS meets the requirement for area however has a minimum width of 4.1m in lieu of the required 6m. The private open space is a functional size and should be considered suitable for this dwelling.</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>	YES	<p>Low maintenance landscaping is provided to enhance the appearance and amenity of the development. See accompanying documentation.</p>

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
14. Fencing and Walls		
<p><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></p>	YES	<p>Existing fencing in good condition will be retained.</p> <p>New 1800 high Colorbond fencing will be provided where existing boundary fences are in disrepair.</p> <p>1500 high colorbond fencing will be provided between the dwellings.</p>
15. Driveway Access and Parking		
<p><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></p> <p><i>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</i></p> <p><i>c) To encourage the design of access and parking as part of the overall landscape design.</i></p>	YES	<p>Driveways and parking have been designed to allow all vehicles to enter and exit the site in a forward direction. Sightlines are maintained on site through the use of low level landscaping.</p>
16. Views and Visual and Acoustic Privacy		
<p><i>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</i></p> <p><i>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</i></p> <p><i>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</i></p>	YES	<p>No visual or acoustic privacy concerns are raised by the proposed development.</p>
17. Water and Energy Conservation		
<p><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></p> <p><i>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</i></p> <p><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></p> <p><i>d) To encourage the use of building materials that are energy efficient, nonharmful and environmentally sound.</i></p>	YES	<p>The dwellings comply with BASIX requirements. See BASIX Certificate that constitutes part of this application.</p>
18. Stormwater Management		
<p><i>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</i></p> <p><i>b) To prevent erosion, sedimentation and other pollution.</i></p> <p><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></p>	YES	<p>An onsite stormwater detention plan is provided as part of the documentation.</p>

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows.</p> <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>	YES	<p>The proposed dwellings have entrances that address the street or shared driveway offering opportunities of passive surveillance.</p> <p>Bins will be stored behind the building lines of the dwellings out of site from the street.</p> <p>Clothes drying facilities will be in the back yards.</p>

CONCLUSION

The role of the development industry is crucial to public acceptance of new forms of housing and the future environment of the Lower Hunter. Designers and developers should recognise that good design and high standards of development will increase public acceptance of housing variety.

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