

Project:

Proposed New Residence

Site:

**Lot 1 DP 1251432, Princess Street,
Morpeth**

Applicant:

Peter Gentz

Date:

May 2021

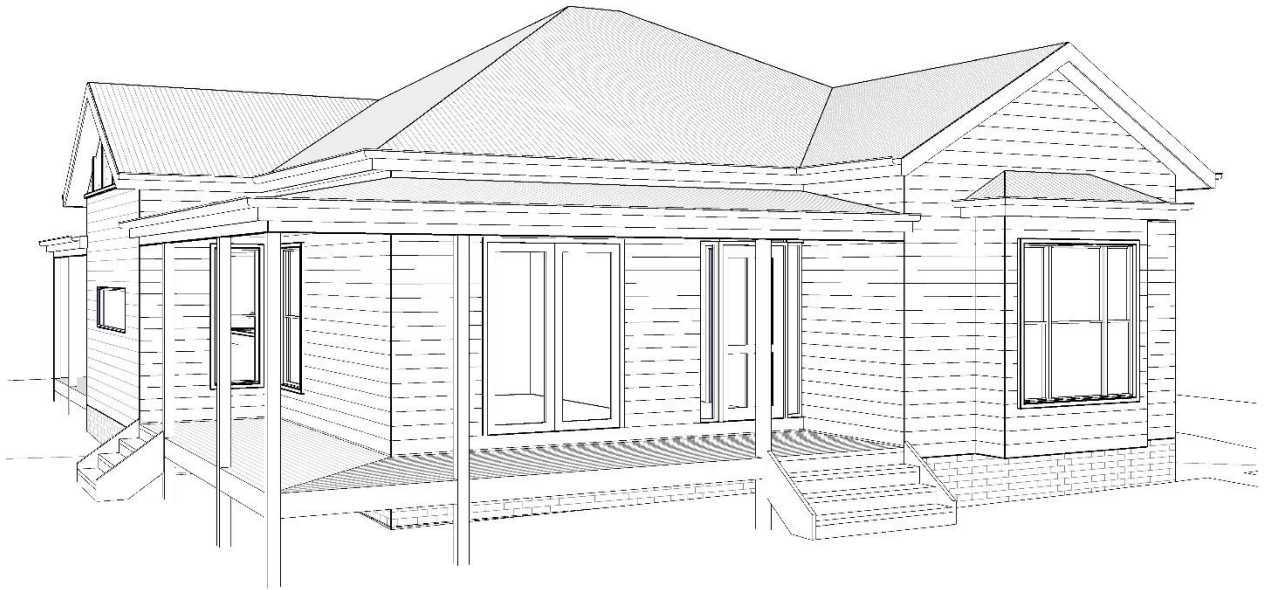


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INTRODUCTION

This statement of environmental effects accompanies a development application (DA) for the for the construction of a new residence. 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 – Part C – Design Guidelines – C.5 Heritage Conservation, Part C – Design Guidelines – C.8 Residential Design and Part E– Special Precincts – 5 Morpeth Heritage Conservation Area as well as relevant State Environmental Planning Policies and the Local Environmental Plan 2011. It also provides an assessment of the likely environmental impacts in accordance with section 79C of the Environmental Planning and Assessment Act 1979. It is proposed to construct a residence on a lot that is located as an infill development however the proposed will be built in a size and scale that matches the size of the lot and the design will be in keeping with the context of the greater surrounding areas.

Element	Design Criteria
Site area	379.5 m ²
Zoning	R1

SUBJECT SITE AND LAND



The site is identified as Lot 1, DP 1251432, Princess Street, Morpeth

The site is located on the southern side of Princess Street and is the result of a recent subdivision with the existing house fronting James Street. The site is currently vacant.

The adjoining neighboring properties are residential small lot developments with a prevalence on new development and sub-division. It is proposed that the dual occupancy will have a 2 lot Strata sub-division associated with the DA

There are no known potential contaminations on the site.

Location

The site is located on the close to the centre of Morpeth.

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 and commercial with agricultural land further afield.



Vegetation and Fauna

There is no significant vegetation in the area where the proposed works are to take place.

Drainage

The subject site has a moderate fall from the south west (rear) to the north east (front) of the site. The site has a proposed stormwater design included. The new downpipes will connect to rainwater tank and overflow to the new stormwater drainage system. Refer sheet S05.

Access and Utility Services

The subject site is accessed via Princess Street which is a minor street of Morpeth and the subject of very low traffic movements at the eastern end.

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

Aboriginal and European Heritage

The site is not known to include items of Aboriginal or European heritage. Existing European landmarks occur in the verge fronting the site and are noted and well clear of any development proposed

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

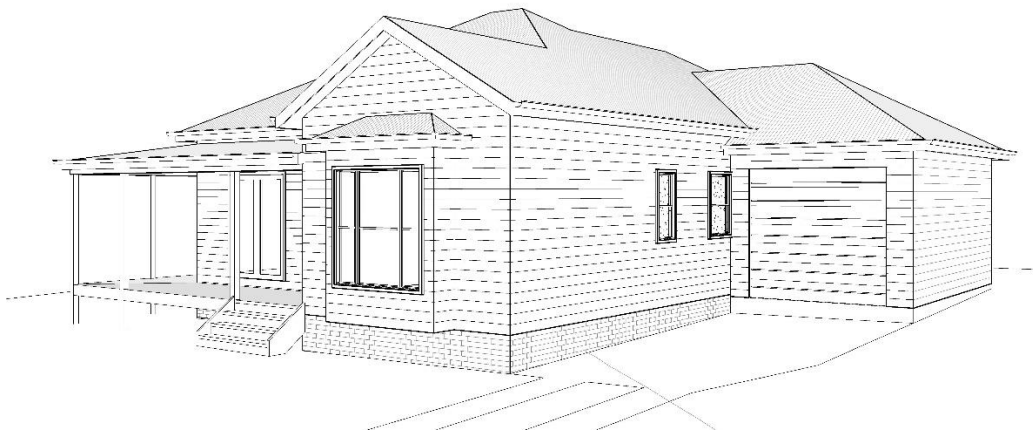
The proposed development site is not located within a bush fire prone area. A Bush Fire Risk Assessment is not required in this instance.

DESCRIPTION OF PROPOSAL

The applicant seeks to develop the allotment through the construction consent for a new residence.

The proposed residence will consist of a 3-bedroom dwelling with attached single garage and stack park behind the building line, as well as an open plan family, meals and kitchen with direct access to an undercover rear area incorporating private open space. The proposed residence will also have return front verandahs in keeping with Heritage guidelines.

The proposed residences will be built bearers and joists, timber framed fibre cement clad walls, timber framed roofing, with colorbond roof sheeting and will be built in a size and scale that matches the surrounding area. The lot is located in an infill subdivision however the proposed will be built in a size and scale that matches the size of the lot and the design will be in keeping with the context of the greater surrounding areas.



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

There are no draft environmental planning instruments relating to the proposal

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

Maitland Citywide Development Control Plan (DCP 2012) – Part C– Design Guidelines – C.8 Residential Design

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design applies to the subject site.

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design 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
Site Analysis and Context

The objective of this section is to ensure residential development is of a high quality and is sensitive to the existing character of the area and the opportunities and constraints of both the site and its surrounds.

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 and integrates appropriately with the vicinity by the use of materials used predominately through-out the locality and the single storey nature of the development.

Section C.8.3
Development Incorporating Existing Dwellings

The objectives of this section are to ensure that, where possible, existing buildings are retained and used for ongoing residential use, to ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible and to ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment.

The proposed development site is as the result of an existing sub-division of the house fronting the adjoining James Street. The existing house will not form part of the application.

Section C.8.4
Bulk Earthwork and Retaining Walls

The objectives of this section are to ensure that development responds sensitively to the topography of the land, 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. 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 and to minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.

The proposed dwelling will be on bearers and joist and will require minimal cut and fill. Apart from scraping the site it is envisioned there will be minimal site earthworks. This may be limited to some minor reshaping of the slab on ground for the garage.

Provision

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Section C.8.5 Street Building Setbacks

The objectives of this section are to provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements, and 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 locality.

The proposed dwelling will have a front boundary setback of 3000mm to the main building line. The setback meets Maitland Citywide Development Control Plan Part E – Special Precincts – Heritage Conservation Areas Residential Precinct Morpeth. with a minimum front setback of 3m.

The garage is setback a further 7270mm from the front main building line ensuring it is recessive. Although not detached, as contemporary living would dictate, the garage is clad in an effort to make it sub-missive to the existing building form and give it a traditional detached garage feel.

It is proposed to include a return front verandah behind the building line. It is also proposed that a cantilevered bay window off the feature gable to the façade. This has the effect of creating further visual interest to an otherwise plain gable. Although cantilevered and not in contact with the ground, this feature protrudes 450mm forward of the building line.

Section C.8.6 Side and Rear Setbacks

The objectives of this section are to allow flexibility in the siting of buildings and provision of side and rear setbacks, and to allow adequate setbacks for landscaping, privacy, natural light and ventilation between buildings.

Increased side setbacks of 1130mm (western) and 3000mm (eastern) further enhance the separation of the development from its neighbours. The eastern setback is in keeping with DCP requirements seeking one boundary having an increased side setback.

The rear boundary is also setback an increased distance of 1800mm as well as an enlarged SW corner space offering space for services and a drying court.

Section C.8.7 Site Coverage

The objectives of this section are to promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces, and to maximize opportunities to 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.

The proposed works are of a modest scale and will have a site coverage of 58%, and within council's maximum requirements of the DCP (60%). This allows for moderate amounts of unbuilt areas for soft landscaping and other shrubs/plantings act to soften the visual impact of the building.

Provision

Assessment

Section C.8.8 **Building Height, Bulk and Scale**

The objectives of this section are 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, to ensure that the amenity of surrounding properties is properly considered and to minimise site disturbance and cut and fill.

The proposed dwelling will be built of bearers and joist construction with timber framed walls, timber framed roofing, with colorbond roof sheeting and will be built in a size and scale that matches in the surrounding area. The lot is located on a new subdivided block however the proposal will be built in a size and scale that matches the size of the adjoining residences and the design will be in keeping with the context of the greater surrounding areas. Increased wall and roof heights and a moderate footprint mean the proposed dwelling will be in keeping with surrounding development from a size and scale perspective.

Section C.8.9 **External Appearance**

The objectives of this section are to encourage the creation of attractive, well designed residential development, to allow flexibility in design and use of materials while encouraging high architectural standards, and to ensure food design, which provides continuity of character between existing building forms, new development and surrounding landscape by using selection and/or combination of characteristic elements and mass.

Given the proposed lot and dwelling are located in an established traditional suburb there is a varying streetscape to fit within. This has been taken into consideration when designing the residences. The front verandah style is as suggested in the Heritage guidelines and further architectural features support the guidelines without implementing faux heritage items such as finials and verandah brackets.

Section C.8.10 **Open Space**

The objective of this section are to provide sufficient and accessible open space for the reasonable recreational needs of residents, to ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping and to locate open space to take into account of outlook, natural features of the site and neighbouring buildings or public open space.

The proposed dwelling and the size of the lot, although small, allow for private open space that is located primarily to the rear for privacy but with appropriate northerly access. An undercover areas to the rear is incorporated into this private space area making it infinitely usable. In excess of 64 sq/m of grassed/landscaped/decked open space area is accessed directly off the rear. An area of usable open space is available to the residences from the front return verandah as well.

Section C.8.11 **Sites Having a Boundary to a Laneway**

This site does not have a boundary to laneway and thus this section is not applicable to the proposed development

Provision

Assessment

Section C.8.12
Accessibility and Adaptable Housing

Although not specifically designed for disabled access the proposed dwelling has elements that allow for ease of access for disabled persons. Minimal hallways, generous open spaces in the family/meals, living, kitchen, pantry/laundry area and the new bathroom, and minimum 820mm doors would allow for a disabled person to maneuver around the house. **The house would be deemed compliant with at least the minimum requirements of the 'Livable Housing' Guide.**

Section C.8.13
Landscape Design

The objectives of this section are to enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general, to encourage the integration of building and landscape elements, to blend new development into an established streetscape and neighbourhood, and to encourage the use of native species.

The siting of the proposed dwelling and size of the lot allows for appropriate amounts of soft landscaping as well as other shrubs, plants and more significant trees/plantings that all act to soften the impact of the building on the street scape.

Given the traditional nature of the dwelling and its location, species from MCC's recommended species in heritage areas have been chosen.

A landscape design plan forms part of the application documents.

Section C.8.14
Fencing and Walls

The objective of this section is 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 space areas within the development.

No front fence is proposed. The side and rear fencing currently exists and also front the street. This front fencing will be removed.

Sections of the fencing in the immediate vicinity of the private space and may have additional screening added to the top of the fencing if deemed a requirement.

Section C.8.15
Driveway Access and Car Parking

The objectives of this section are to provide convenient, accessible and safe parking to meet the needs of residents and visitors which do not dominate the streetscape or cause congestion in nearby streets, and to encourage the design of access and parking as part of the overall landscape design.

The proposed dwelling is accessed via Princess Street. The driveway will consist of driveway strips to the building line before a concrete apron in front of the proposed garage that will allow stack parking. It is proposed that Morpeth Mix will be used as the concrete base.

The garage is set back over 7 metres from the front building line enabling stack parking in front and making the attached garage recessive.

Provision

Assessment

Section C.8.16 Views, and Visual and Acoustic Privacy

The objectives of this section are to encourage the sharing of views whilst not restricting reasonable development potential of a site, to site and design buildings to meet projected user requirements for visual and acoustic privacy and to protect the visual and acoustic privacy of nearby buildings and private open space.

The proposed has been designed and sited to make sure that sharing of privacy and views between the proposed and any neighbouring dwelling is not compromised. Increased side setbacks and 1800mm high privacy fencing enhance the amenity. Whilst there are no views as such, elevated front decks will provide an additional outlook for people looking to relax in this location.

The use of the proposal for residential purposes similar to its surrounds means it is unlikely to have any acoustic impacts.

Section C.8.17 Energy Conservation

The objectives of this section are to reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX), to provide dwellings with adequate solar access and ventilation, to avoid overshadowing of habitable rooms and private open spaces and to encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.

The dwellings have a compliant Basix certificate.

Living areas are orientated to the north and limited windows with access to the west. Other windows are well shaded by verandahs and decks. The development will be well insulated in accordance with BASIX requirements

Section C.8.18 Stormwater Management

The objectives of this section are to provide effective stormwater management system which is sustainable and requires minimal maintenance, to prevent erosion, sedimentation and other pollution and to ensure that control flows are provided to cater for stormwater overflows.

The subject site has a moderate fall from the southwest (rear) to northeast (front) of the site. The site has a proposed stormwater plan included (S05). The new downpipes will connect to rainwater tanks and overflow to existing kerbside stormwater drainage system.

Section C.8.19 Security, Site Facilities and Services

The objectives of this section are to provide adequate personal and property security for residents, and to ensure that site facilities are designed to be functional, visually attractive and easy to maintain.

The proposed dwelling maintains casual surveillance of the street, functional and visually unattractive facilities such as bin storage and clothes drying areas are set to the side and out of site.

5.10 Heritage conservation

(1) Objectives

The proposal is in keeping with the relevant objectives of this clause

(2) Requirement for consent

Development Consent will be required as per the application.

(3) When consent not required

Development Consent will be required as per the application.

(4) Effect of proposed development on heritage significance

The building form is consistent with development in the immediate vicinity and as such will offer no impact on the Heritage Significance of Morpeth

(5) Heritage assessment

Heritage assessments are not deemed necessary given the inconsequence of the development and its marginal impacts.

(6) Heritage conservation management plans

Heritage conservation management plans are not deemed necessary given the inconsequence of the proposal

(7) Archaeological sites

Not applicable

(8) Aboriginal places of heritage significance

Not applicable

(9) Demolition of nominated State heritage items

Not applicable

(10) Conservation incentives

The proposed development is both typical and appropriate of similar recent developments along the extent of Princess Street. The popularity of Village life in Morpeth means people are seeking to develop infill housing along streets like princess street which offer sub-division opportunities. The style and scale of the development is furthermore in keeping with surrounds and offers people a lower cost alternative to living in Morpeth without impacting the integrity of the Heritage Conservation Area

Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.5 Heritage Conservation

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.5 Heritage Conservation applies to the subject site. The aims of this section are to ensure that new development involving heritage items and buildings in a conservation area will respect and enhance the heritage character of the building and their surrounding area.

The Conservation and design guidelines – general requirement for new builds in historic areas 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 C5.2
Siting A New
Building

The aim of this section is to ensure that siting of new buildings respect the significance and character of the surrounding area.

The proposed residence sits comfortably within the streetscape of the eastern end of Princes Street. Princess Street in the recent past has been the subject of many similar small lot developments. The streetscape is a varied mix of style both traditional homes and newly developed buildings.

It is not envisaged that the proposal will impact the character of the surrounding area in a negative way.

Section C5.3
Scale

The aims of this section are to ensure scale of the new building respects the significance and character of the surrounding area nor detrimentally impacts upon an established pattern of development in the vicinity

The modest scale of the new dwellings relates well to the size of the allotment and is in keeping with similar sized dwellings in the area. The new dwelling is single storey in keeping with the majority of the area. It is informed by traditional styles of the era.

Section C5.4
Proportions

The aim of this section is to ensure that proportions of the new building respect the significance and character of the surrounding area.

The proposed dwelling is of a modest size and scale that matches the size of the lot and similar lot sizes in immediate area. This size is also typical of similar dwellings in the heritage area, with 3.0m ceilings and 30° pitch roof and vertical openings of proportions that are typical of the area.

Section C5.5
Setbacks

The aim of this section is to ensure that the setback of the new building respects the significance and character of the surrounding area.

The proposed dwelling will have a front boundary setback of 3000mm to the main building line. The setback meets Maitland Citywide Development Control Plan Part E – Special Precincts – Heritage Conservation Areas Residential Precinct Morpeth. with a minimum front setback of 3m.

The garage is setback a further 7270mm from the front main building line ensuring it is recessive. Although not detached, as contemporary living would dictate, the garage is clad in an effort to make it sub-missive to the existing building form and give it a traditional detached garage feel.

Increased side setbacks of 1130mm (western) and 3000mm (eastern) further enhance the separation of the development from its neighbours. The eastern setback is in keeping with DCP requirements seeking one boundary having an increased side setback.

The rear boundary is also setback an increased distance of 1800mm as well as an enlarged SW corner space offering space for services and a drying court.

Provision

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Section C5.6

Forms and
Massing

The aims of this section are to ensure that the form and massing of new buildings respect the significance and character of the surrounding area.

The building design has been cognisant of addressing roof forms and massing. Simple, traditional roof forms including hips and gables plus verandahs help break up any massing. The modest footprint also reduces the bulkiness and the design will be in keeping with the context of the greater surrounding areas

Section C5.7

Landscaping

The aims of this section are to ensure that new landscaping respects the significant characteristics and elements of the surrounding area.

The siting of the proposed dwelling and size of the lot allows for appropriate amounts of soft landscaping as well as other shrubs, plants and more significant trees/plantings that all act to soften the impact of the building on the street scape.

Given the traditional nature of the dwelling and its location, species from MCC's recommended species in heritage areas have been chosen.

A landscape design plan forms part of the application documents.

Section C5.8

Detailing

The aims of this section are to ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings

The proposed dwelling does not mimic any specific heritage elements as such but certainly pays homage to the Colonial Era. The simply front verandahs could be considered the only traditional element in the design apart from the room form and vertically proportioned windows. Further architectural features support the Heritage guidelines without implementing faux heritage items such as finials and verandah brackets.

Section C5.9

Building Elements
& Materials

The aim of this section is to ensure that the use of materials and colours of the new building respect the significance and character of the surrounding area

The windows throughout the proposed dwelling are typically vertically proportioned, larger windows to front and rear are broken up with vertical mullions in 900mm wide modules.

The roof will be colorbond roof sheeting with a custom orb profile which meets councils' requirements with timber fascia and ogee profile guttering will be used.

External walls/cladding will not use any imitation cladding, external walls are to be brickwork in a suitable colour with flush mortar. Cladding to the garages are to be weatherboards in a heritage appropriate profile.

Section C5.10

New Commercial
Building in
Heritage Areas

This section is not applicable.

Provision

Assessment

Section C5.11 New Development in the Vicinity of Heritage Items	<p>The aim of this section is to ensure that new buildings provide a setting for the adjoining heritage item so that its historical context and heritage significance are maintained</p> <p>The proposed dwelling is not located next to or in close proximity to a specific heritage item thus this section is not applicable</p>
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Maitland Citywide Development Control Plan (DCP 2012) – Part E– Special Precincts – 5 Morpeth Heritage Conservation Area

The Maitland Citywide Development Control Plan – Part E – Special Precincts – 5 Morpeth Heritage Conservation Area applies to the subject site.

The character statement of Morpeth is defined by single storey detached dwellings of various ages. Small numbers of attached dwellings exist as well as two storey dwellings as well as large historic homes. Allotment sizes vary considerably throughout the town with allotments along Swan street consisting of smaller lots than areas on the edge of the township. Swan Street has a diversity of building forms initiating to the west with predominantly a commercial streetscape before evolving into residential areas and punctuated in some places with industrial areas. The eastern end of Swan street housing the new sub-division is primarily residential before evolving into a rural landscape.

The general design requirements suggest maintaining the single storey detached nature of development within the residential area to which the proposal complies. The guidelines further suggest that new development should respond to typical characteristics in the vicinity in the choice of materials, size, roof form and pitch and site planning. The proposed dwelling, we believe is a highly successful response to this requirement as outlined in the section above.

The general design guidelines suggest that garage openings should not form part of the main street elevation and that opening should be substantially setback from the front building line in excess of 5 metres or be connected to the rear of the building. This has been comfortably achieved with the proposed design with the garage attached to the rear corner and lowered from the existing roof form. The 88B suggest the garage should be detached and setback behind the rear building line however this is in conflict with both the Part E– Special Precincts – 5 Morpeth Heritage Conservation Area guidelines and the need for modern buildings in conservation areas to provide practical internal access to new dwellings. Recent experience with development in Heritage Conservation areas indicates that attached recessive garages are allowable when ameliorated through substantial setbacks and rear locations. Recently and formerly approved examples of this predominate new development in the Lorn conservation Area as well as in Morpeth. See examples below



Setbacks are additionally addressed in the guidelines suggesting that the standard 900mm is acceptable to one side boundary and that the opposite side should have a larger setback in the vicinity of 2.5-3.5 metres. The proposal.

SECTION 79C (1) (a) (iiia) – 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

The site is both capable of and suitable for the proposed development. We believe we have achieved an excellent outcome for the clients and also for Council in regard to the dwelling's location in a new sub-division in a Heritage Conservation area

The proposal generally meets the requirements set out in Maitland Citywide Development Control Plan – Part C –C.8 Residential Design. Where it does not justification has been given as to where the design does not meet exact requirements but works to minimise any negative points through other thought out design/planning points.

The proposed design is in keeping with the character of the existing streetscape and surrounding area. The new dwelling will be fully integrated with the existing neighbouring dwellings through selection of materials and building style. Although being of a modest scale, the dwelling will fit within the scale of the existing dwellings and has been designed to fit within the streetscape which will continue to evolve.

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