



ENERGY SMART DESIGN • DEVELOPMENT • ASSESSMENT

Urban Living Solutions

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Statement of Environmental Effects

Lot 2, DP 1260507
32 Swan Street,
Morpeth, NSW 2321

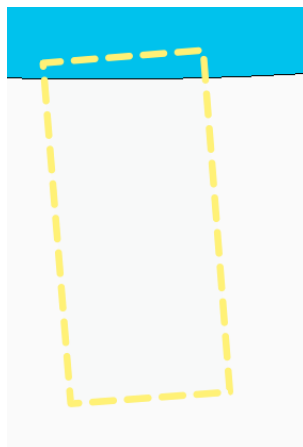


Council: Maitland City Council

Tuesday, 29 June 2021

Overview	The proposed development is for a single storey dwelling located at 32 Swan Street Morpeth, situated on a 757m ² site which is currently vacant. Any waste or noise created from the dwelling will be generated by domestic purposes only.
Zoning	R1: General Residential
Street Frontage Appearance	The dwelling has been designed to complement development within the Morpeth Heritage area with the inclusion of design elements and materials to the façade consistent with adjacent buildings. Garaging is significantly setback to reduce dominance on the streetscape. The dwelling has been designed to comply with the DCP and be a positive addition to the surrounding residences and slope of the site.
Building Setbacks	<p>Front (South) Boundary: The proposed dwelling is setback an average of the neighbouring dwellings setbacks 8.5m to the building line and 7m to the verandah. This is consistent with adjacent development.</p> <p>Side (East) Boundary: 1.265m</p> <p>Side (West) Boundary: 1.0m</p> <p>Rear (North) Boundary: min 8.616m</p> <p>Garage: is setback 10.99m from the front boundary and is located behind the building line.</p>
Site Coverage	The subject site is 757m ² . The proposed site coverage is 54.1% with the maximum being 60% including driveways and service pads.
Building Height and Bulk	<p>The proposed dwelling is of single storey design and maintains a maximum overall height of 6.325m.</p> <p>Dropped edge beams have been utilised to add height to the dwelling to create an aesthetic and proportions in keeping with development in the Morpeth Heritage Area. The proposed dwelling is appropriately set back from boundaries resulting in a bulk and scale which is in keeping with the surrounding residences.</p>
Earthworks (Cut and Fill)	<p>Due to the existing topography of the land, the proposed dwelling has an approx. max cut of 0.1m and an approx. max fill of 0.6m which complies with councils DCP. Dropped edge beams have been utilised to reduce fill levels.</p> <p>Erosion and sediment controls will be utilised on all downstream boundaries during construction.</p>
Materials and Finishes	The proposed dwelling is constructed of brickwork up to approximately 600mm high with lightweight cladding over, with small sections of rendered brickwork. A neighbourly connection to adjacent buildings has been established by the inclusion of details consistent in this heritage area these include a front verandah with timber fretwork, wide framed double hung windows, and Colorbond roofing to the dwelling. All materials are consistent and in keeping with the local heritage area and all colours are to compliment and tie into existing development.
Garages Parking & Access	<p>The proposed garage is less than 50% of the total width of the lot frontage. Two covered off street parking will be provided in the proposed garage with additional parking provided within property boundary via the driveway.</p> <p>Existing concrete strips forward of the lot boundary to the kerb and an existing layback will be retained for access.</p> <p>Being of residential use the proposal will have little impact of traffic movements to Swan Street.</p>

Private Open Space	Driveways are to comply with Councils driveway gradient policy & constructed as per council's standards and the existing crossover is to be maintained.
Landscaping	Private open space is provided to the dwelling in an open courtyard and a covered alfresco located behind the building line accessed directly from living areas. The rear yard is graded and retained to provide maximum usable open space with principle private open space having a gradient of 1:50.
Fencing	The site will be landscaped with trees and shrubs consistent within the heritage area, providing increased integration of the proposed development with adjacent existing development. Landscaping will not obstruct views for adjacent dwellings.
Energy Efficiency	No fencing forward of the building line is proposed. 1800mm high fencing is proposed behind the building line. All materials to comply with council requirements.
Flooding & Drainage	The proposal complies with the BASIX requirements outlined in the accompanying BASIX certificate.
Retaining Walls	All stormwater will be directed to the attached rainwater tank. Any overflow generated is to be diverted street kerb drainage via existing piped infrastructure.
Bushfire Prone Land	Retaining walls are proposed as part of the application. Refer to site plans for heights and locations.
Flood Prone Land	N/A
	The site is located within a flood planning area. The rear of the site is only partially affected by flood. No habitable development is proposed within this impacted area.



Heritage Conservation	Morpeth Heritage Conservation Area – Local significance Part E -Special precincts <i>Residential Precinct general design requirements</i> The dwelling is single storey, it incorporates distinct architectural features, roof forms, and materials that are all consistent with the area. The garage is attached to the dwelling fronting Swan Street. The garage is significantly setback behind the front building line and from the front boundary. This is consistent with several adjacent dwellings that have single and double garages fronting Swan Street. The dwelling will not impact any views for neighbouring occupants out to the Hunter River.
Acid Sulphate Soils	Class 5 – there are no proposed excavation works which will impact upon the water table.
Mine Subsidence	N/A

CONCLUSION

The proposed dwelling is considered to be appropriate and designed to meet the requirements, criteria of the planning instruments, the location in regards to aspect, views and consideration to neighbours. The proposal should therefore be supported by Council.