

Project:

Proposed Residential Dwelling

Site:

Lot 1, DP 210800, 27A Addison Road, Bolwarra.

Applicant:

Russell & Sue Digby

Date:

May 202

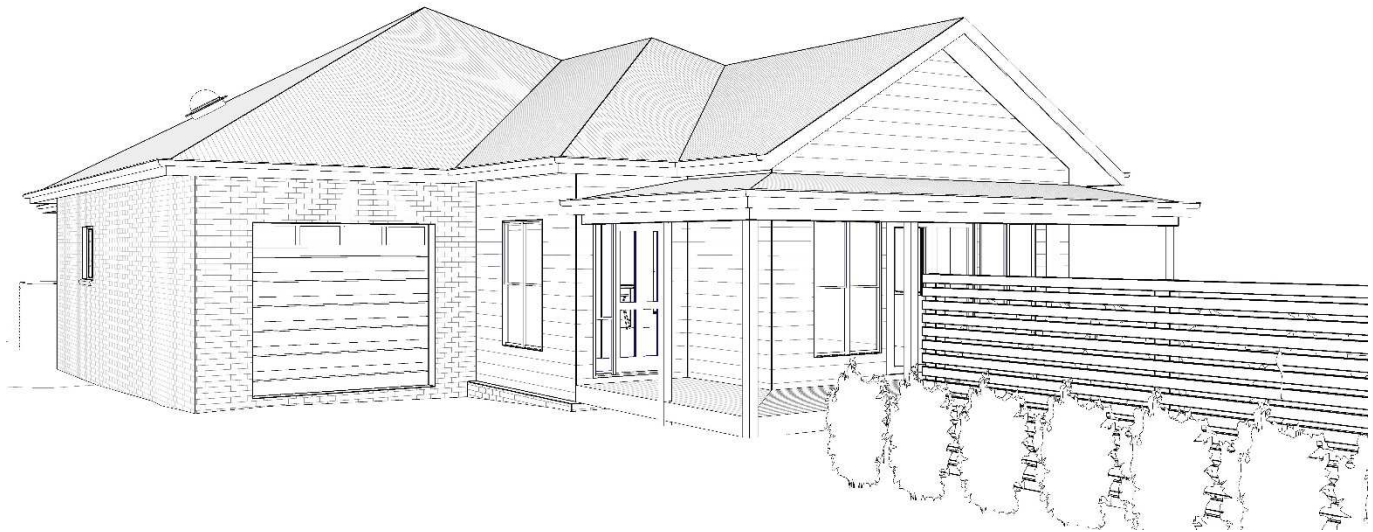


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INTRODUCTION

This statement of environmental effects accompanies a development application for the construction consent for the demolition of an existing dwelling and the construction of a new residential dwelling. 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.4 Heritage Conservation, C.8 Residential Design and Part E – Special Precincts – E.4 Bolwarra Heritage Conservation Area. 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 4.15 of the Environmental Planning and Assessment Act 1979.

An existing ‘pre-fab’ home existing on the site and will be removed or demolished to make way for the new residence. The new dwelling is single storey in nature and will be built in a modern style whilst taking design hints from the requirements of the Heritage Conservation Area controls. The orientation of the building has been informed by the significant two storey structure to the Northern boundary which has limited setbacks and impacts on the site with overshadowing. Consequently, the client has sought to implement multiple courtyards and non-traditional orientations to capture the sun where the can. This will be further discussed in the body of this report.

SUBJECT SITE AND LAND

The site is identified as Lot 11, DP 210800, 27A Addison Road, Bolwarra.

The site is located on the Eastern side of Addison Road, and currently has an existing dwelling on it.

The typical street properties are predominantly single storey residences, but a two storey recently developed residence adjoins as the Northern neighbour.

There are no known potential contaminations on the site from previous uses.



Location

The site is located on the Eastern side of Addison Road within the Bolwarra Conservation Area

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.



Vegetation and Fauna

There is minimal vegetation on the site which is to remain mostly as is. The hedge to the front boundary will remain and form part of the privacy screening for a Winter Courtyard.

Drainage

The subject site has a moderate amount of slope to the rear of the of the property, the new downpipes will connect into new stormwater lines to the BASIX watertank and then be charged to the street. The property is not known to experience localised flooding and is not identified as being in a flood liable area.

Access and Utility Services

The subject site is accessed via Addison Road which is residential collector street and the subject of local traffic movements.

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

Aboriginal and European Heritage

The site is not known to include items of Aboriginal or European heritage.

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.

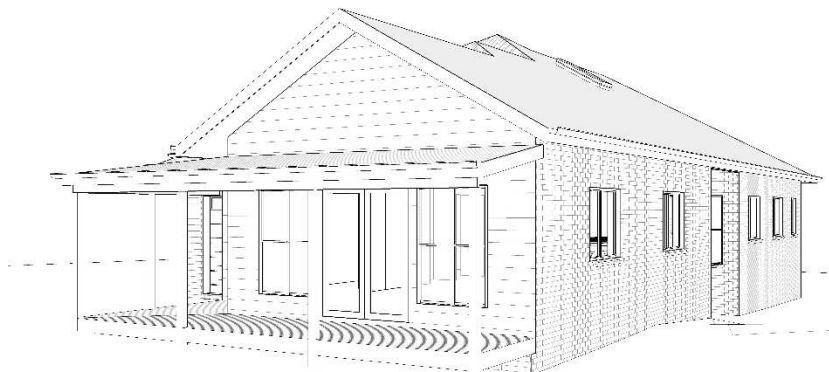
DESCRIPTION OF PROPOSAL

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

The dwelling will be single storey in nature in keeping with the predominant building form of the area and its location in a Heritage Conservation Area. The design is a direct response to the existing building to the north which has had a second-floor extension and creates an overbearing presence and overshadowing issues. Consequently, the proposed dwelling has been designed slightly differently than it would when incorporating good solar passive design. Consequently, items such as garages and bathrooms have been orientated to the north to enable more frequently inhabited rooms a better outlook and less impact from overshadowing. This has been a critical component for the client in this design. The block is relatively small at 514 sq/m.

The new works will include 3 bedrooms, one with ensuite, main bath, sitting room, laundry and open plan kitchen/meals/living with a secondary living space to rear with access to a second courtyard. A new garage to the side of the dwelling is proposed. The garage is setback in accordance with Heritage guidelines and provides ample stack parking in front.

The building form is in keeping with heritage controls but remains contemporary in design. 30-degree roof pitches have been incorporated as has a front verandah and all windows are vertically proportioned. The new dwelling will make a refreshing addition to the streetscape.



SECTION 4.15 MATTERS FOR CONSIDERATION

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

SECTION 4.15(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 4.15(1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no draft environmental planning instruments relating to the proposal

SECTION 4.15(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLAN

Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.4 Heritage Conservation

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 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 alterations and additions 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 C4.1
Sympathetic Design

The aims of this section are to ensure that buildings respect the architectural character and style of the building and surrounding area, and to maintain the existing character of the street.

The removal of an existing demountable style building from the site will enable the site to be developed in greater unison with the main streetscape and the Heritage Conservation Area.

The proposed building form is in keeping with heritage controls but remains contemporary in design. 30-degree roof pitches have been incorporated as has a front verandah and all windows are vertically proportioned. It is of a scale consistent with the streetscape. The new dwelling will make a refreshing addition to the streetscape.

Section C4.2
Siting, Setbacks and Orientation

The aims of this section are to maintain and enhance the existing character of the street and surrounding area, ensure new works respect established patterns of settlement and to provide appropriate visual setting for heritage conservation areas.

The siting of the building has been critical in the design phase. An overbearing second storey development to the north has the potential to impact the site layout of the house. Consequently, orientation of living space and courtyards are a direct response to this site constraint as is the setback from the side and front boundaries.

The front boundary setback is approximately 7100mm and sits within an average setback of the two adjoining properties setbacks as per DCP guidelines. Given the degree of overshadowing from the north this also allows for an additional courtyard (winter court) in the front boundary setback to escape the overshadowing from the north during the winter months.

Section C4.3
Size and Scale

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

The proposed dwelling will be single storey in nature in keeping with the predominant building form of the area and its location in a Heritage Conservation Area. Although or a smaller sized block the building is only 3 bedrooms and has a site coverage of 52% and FSR of 0.42:1.0. The smaller scale of the building will mean It will sit comfortably within the existing streetscape.

Section C4.4
Roof Form and Shape

The aim of this section is to retain characteristic scale and massing of roof forms within conservation areas, careful thought has been put into the design.

The roof form although relatively simple, benefits from a footprint with various forms of articulation and indents. The design provides a dominant gable feature which pays homage to the heritage guidelines and a recessive roof form over the attached and recessed garage. A small return verandah also breaks up any bulking associated with the roof.

Section C4.5
Shopfront

This section on shopfronts does not apply to the new dwelling.

Provision

Assessment

Section C4.6 Accessibility

Although not specifically designed for disabled access the proposed alterations have elements that allow for ease of access for disabled persons. The provision of wide 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 C4.7 Materials and Colours

The aims of this section are to ensure that materials and colours used in the new dwelling respect the significance and character of the existing building and surrounding area.

The dwelling is typically constructed from brick veneer with the front façade and gable feature being clad in heritage profile fibre cement horizontal boards. This will be painted in a neutral tone. A Custom Orb Colorbond roof is also proposed which is in keeping with heritage guidelines.

The proposed colour scheme does not detract from the traditional colour schemes of the area. Please refer to the supplied colour schedule on sheet S08 of the plans

Section C4.8 Design of new Detail Openings

The aim of this section is to ensure that the character and pattern of new door and window openings in alterations and additions is compatible with the appearance of the original building and the area as a whole.

All windows and openings visible form the street are to be vertically proportioned in keeping with heritage guidelines. Windows not visible form the street ant the side and rear will be simpler in form

Section C4.9 Evidence of Authentic Reconstruction

The aim of this section is to ensure that reconstruction reveals the known significance of the place.

The proposed dwelling although respecting heritage controls will present as a deliberate contemporary structure within the Heritage Conservation Area.

Section C4.10 Removal of Unsympathetic Alterations and Additions

The aim of this section is to ensure that contributions of all periods to a place are respected and that removal of any fabric only occurs when it is of slight significance and the fabric to be revealed is of much greater significance.

As discussed, an existing prefabricated residence is located on the block. It sits to the rear and offers a negative contribution to the streetscape. Its removal and regarding of the site will provide an excellent outcome for both the site and the streetscape.

Provision

Assessment

Section C4.12

Landscaping

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

The new dwelling proposes a second courtyard or Winter court to the front boundary setback. An existing mature photinia hedge is located along the front boundary line and presents to the street. It is proposed to maintain this hedge to incorporate privacy to the courtyard. The provision of screening to the northern side of this Winter court provides privacy and is further softened by the inclusion of additional plantings, both decorative and screening. A landscape plan has been included in the submission (S05).

Existing trees and shrubs to the adjoining boundary lines also enhance the site

Section C4.13

Fences

The aim of this section is to retain original existing fencing and provide for new fencing that is consistent with established patterns.

The existing fences are proposed to remain as is. Timber slat screen fencing or equivalent is proposed to the front courtyard.

Section C4.13

Garages, Carports, and Sheds

The aim of this section is to ensure that garages, carports and sheds do not detract from the character of the area and/or heritage item due to inappropriate location, design and materials.

The incorporation of garage parking has been at the forefront of the design process. Contemporary living dictates that attached garages are an essential requirements for the security and livability of most homes. This needs to be read and interpreted in conjunction with the heritage controls.

Subsequently and after an acceptable standard being developed over many projects it is deemed acceptable for the garage to be attached to the main dwelling but be recessive in nature.

The proposed dwelling meets this by having the front of the garage setback 6550mm from the front verandah building line and 13650mm from the front boundary.

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

2.A- 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 streetscape by the use of materials used predominately through-out the locality and the single storey nature of the development.

As discussed the dominant second storey extension of the northerly neighbour informs the design of the new dwelling

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.

There is an existing dwelling on the site which will be demolished. The prefabricated structure detracts from the streetscape given its style and inconsistent setback from the boundary.

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 works will utilize subfloor brickwork with timber floor framing. As such the natural ground level will be retained and no need for cut or fill on the site.

An existing filled and retained section of the site appears toward the front of the block. This dilapidated wall will be demolished and the filled portion of the yard will be regraded to suit the natural ground line.

Provision

Assessment

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 siting of the building has been critical in the design phase. An overbearing second storey development to the north has the potential to impact the site layout of the house. Consequently, orientation of living space and courtyards are a direct response to this site constraint as is the setback from the side and front boundaries.

The front boundary setback is approximately 7100mm and sits within an average setback of the two adjoining properties setbacks as per DCP guidelines. Given the degree of overshadowing from the north this also allows for an additional courtyard (winter court) in the front boundary setback to escape the overshadowing from the north during the winter months.

Provision

Assessment

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.

The side setbacks for this site have been paramount in designing the dwelling. As discussed the overbearing development to the north with minimal setback has meant that the site layout is a direct response to this structure. Consequently, the proposed dwelling has been designed slightly differently than it would when incorporating good solar passive design. Consequently, items such as garages and bathrooms have been orientated to the north with a 900-1125mm minimum setback. More frequently inhabited rooms such as Bed 1 and the rumpus have been setback 2110mm and will receive more northerly light.

The building on the southern side is setback 1200mm and is indented where the kitchen is located to 2400mm.

The block is relatively small at 514 sq/m as well as narrow at 15 metres or less. Consequently larger setbacks sometimes required to one boundary in a heritage conservation area have been considered but not implemented across the entirety of the dwelling.



Dominant two storey building with reduced setback to the North

Provision

Assessment

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 new dwelling will have a total site coverage of 52% well and comply with councils' minimum requirements.

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 single storey in nature in keeping with the predominant building form of the area and its location in a Heritage Conservation Area. Although on a smaller sized block the building is only 3 bedrooms and has a site coverage of 52% and FSR of 0.42:1.0. The smaller scale of the building will mean It will sit comfortably within the existing streetscape

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.

The proposed building form is in keeping with heritage controls but remains contemporary in design. 30-degree roof pitches have been incorporated as has a front verandah and all windows are vertically proportioned. A feature gable has also been incorporated.

It is of a scale consistent with the streetscape. The new dwelling will make a refreshing addition to the streetscape

Provision

Assessment

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 location of private space areas has been a critical component in the design process. As previously discussed, the dominant form of the two storey neighbour with reduced setback has meant a courtyard on the northern side of the dwelling would be constantly overshadowed. As a result, it is proposed to provide two courtyards. The first will be on the south eastern corner where there will be limited overshadowing impacts and extend along the eastern boundary where it will be the minimum of 3000mm wide.

A second courtyard or Winter court wis proposed to the front boundary setback of 7100mm and flows directly from the living room via the verandah through paired doors. This space will offer excellent sunshine in the winter months. Existing mature plantings screen this courtyard from the street view and further plantings and screening will occur along the northern section of this proposed space as mentioned previously.

The combined area of both courtyards is 134 sq/m.

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.

Section C.8.12 Accessibility ad Adaptable Housing

Although not specifically designed for disabled access the proposed alterations have elements that allow for ease of access for disabled persons. Wide hall ways, 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.**

Provision

Assessment

Section C.8.13 Landscape Design

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

The new dwelling proposes a second courtyard or Winter court to the front boundary setback. An existing mature photinia hedge is located along the front boundary line and presents to the street. It is proposed to maintain this hedge to incorporate privacy to the courtyard. The provision of screening to the northern side of this Winter court provides privacy and is further softened by the inclusion of additional plantings, both decorative and screening. A landscape plan has been included in the submission (S05).

Existing trees and shrubs to the adjoining boundary lines also enhance the site

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.

The existing fences are proposed to remain as is. Timber slat screen fencing or equivalent is proposed to the front courtyard.

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 incorporation of garage parking has been at the forefront of the design process. Contemporary living dictates that attached garages are an essential requirements for the security and livability of most homes. This needs to be read and interpreted in conjunction with the heritage controls.

Subsequently and after an acceptable standard being developed over many projects it is deemed acceptable for the garage to be attached to the main dwelling but be recessive in nature.

The proposed dwelling meets this by having the front of the garage setback 6550mm from the front verandah building line and 13650mm from the front boundary.

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 so that the extension does not greatly impact on the privacy of the neighbouring dwellings on the surrounding lots. As such it has also been designed so the neighbouring dwellings do not impact upon the privacy of the proposed as discussed in relation to the private space locations.

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 dwelling has a compliant Basix certificate.

New living areas will have some north access where possible. These private open space yard areas as discussed are in varying locations and orientations but are large enough to enjoy direct northern sunlight.

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.

All new downpipes are to be connected existing stormwater lines on the site and charged to the street.

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 new dwelling provides adequate casual surveillance of the street, functional and visually unattractive facilities such as bin storage and clothes drying areas are set to the rear and out of site.

Maitland LEP 2011

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 granting of consent will improve the heritage streetscape by removing the existing building which is detrimental to the streetscape and building line setbacks

(5) Heritage assessment

Heritage assessments are not deemed necessary given the inconsequence of the property.

(6) Heritage conservation management plans

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

(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

In its current form the existing house is considered to have limited heritage value.

Conservation Area

The Maitland Citywide Development Control Plan – Part E – Special Precincts – 1 Bolwarra Heritage Conservation Area applies to the subject site.

Unlike Lorn and Morpeth the village of Bolwarra has changed markedly since the flood of 1955, because of substantial infill rebuilding. While like Morpeth, the limits of development of Bolwarra were determined by its siting on a hilltop above an anticipated flood line, the infill development which has occurred since 1955 has resulted in a less uniform visual quality of development than is evident in Morpeth and Lorn. The pattern of subdivision, as determined in 1847, remains evident but the new start which the flood provided has meant that the distinctive timber cladding theme of the pre 1950s has been dispensed with. In addition, denser settlement, on smaller lots is evident along Paterson Road, Victoria Street and Canna Street and also in the post 1970s streets within the old Victorian area of the village.

Nevertheless, Bolwarra has well defined edges being well elevated above the flood plain. Like Morpeth it is characterised by predominantly residential development behind one “main commercial street”. Unlike Morpeth this street is the only through street and it does not have former district centre visual status. It is a quaint thoroughfare with a small grouping of neighbourhood shops at its northern entrance.

The conservation policies of this section states to keep Bolwarra’s predominately single storey, detached residential character and existing density of development. Both these items we achieve with the proposed dwelling. The policy encourages consistent scale and form with the surrounding developments which is also achieved. The policy further encourages avoidance of large garages and carports which additional sits comfortably with our proposal for a single garage only.

SECTION 4.15 (1) (a) (iiia) – PLANNING AGREEMENTS

There are no planning agreements.

SECTION 4.15 (1) (a) (IV) – REGULATIONS

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

SECTION 4.15 (1) (b) – LIKELY IMPACTS

The proposed development will have no adverse impact.

SECTION 4.15 (1) (c) – SUITABILITY OF THE SITE FOR DEVELOPMENT

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

SECTION 4.15 (1) (d) – ANY SUBMISSIONS

To be considered by Council should notification be required.

SECTION 4.15 (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.

CONCLUSION

The site is both capable of and suitable for the proposed development.

The proposal generally meets the requirements set out in Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation, C.8 Residential Design and Part E – Special Precincts – E.4 Lorn Heritage Conservation Area. Where it does not justification has been given as to where the design does not meet exact requirements but works to minimise those negative points through other thought-out design/planning points.

Whilst site constraints have required a design that is quite unique in its layout, it does not distract from a favourable design outcome.

The proposed design is in keeping with the character of the existing building and more importantly with the streetscape and surrounding area.

The removal of the existing prefabricated structure on the site will be a great advantage to the consistency of the streetscape.

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