

Statement of Environmental Effects

Project: New Dwelling + Farm Building

Address: 2/90 Hillsborough Road,
Hillsborough, NSW 2320

Applicant: Noel and Michelle Ford



Revision	Date	Author
A	7 July 2021	The Plan Centre

2.0 Site Analysis & Existing Uses

Lot 53 DP867092 (2/90 Hillsborough Road Hillsborough).

The site is zoned RU2 Rural Landscape as described in Maitland Local Environmental Plan 2011 (LEP 2011). The proposed use of the development as a Dwelling House, is defined as being permissible with consent under the provisions of LEP 2011.

The area is generally composed of Single Dwelling Houses, Farm Buildings and the like. The development site is irregular in shape with a total site area of 43.55 ha. The site borders the Hunter River to the east and other rural properties on all other sides. The site is accessed via a right of carriageway that is 10m wide starting at Hillsborough Road, this right of carriageway runs through the property and provides access to other lots adjoining the property.

The development site at 2/90 Hillsborough Road is currently occupied by a Farm Building in the south-eastern corner of the site. No other buildings exist on site.

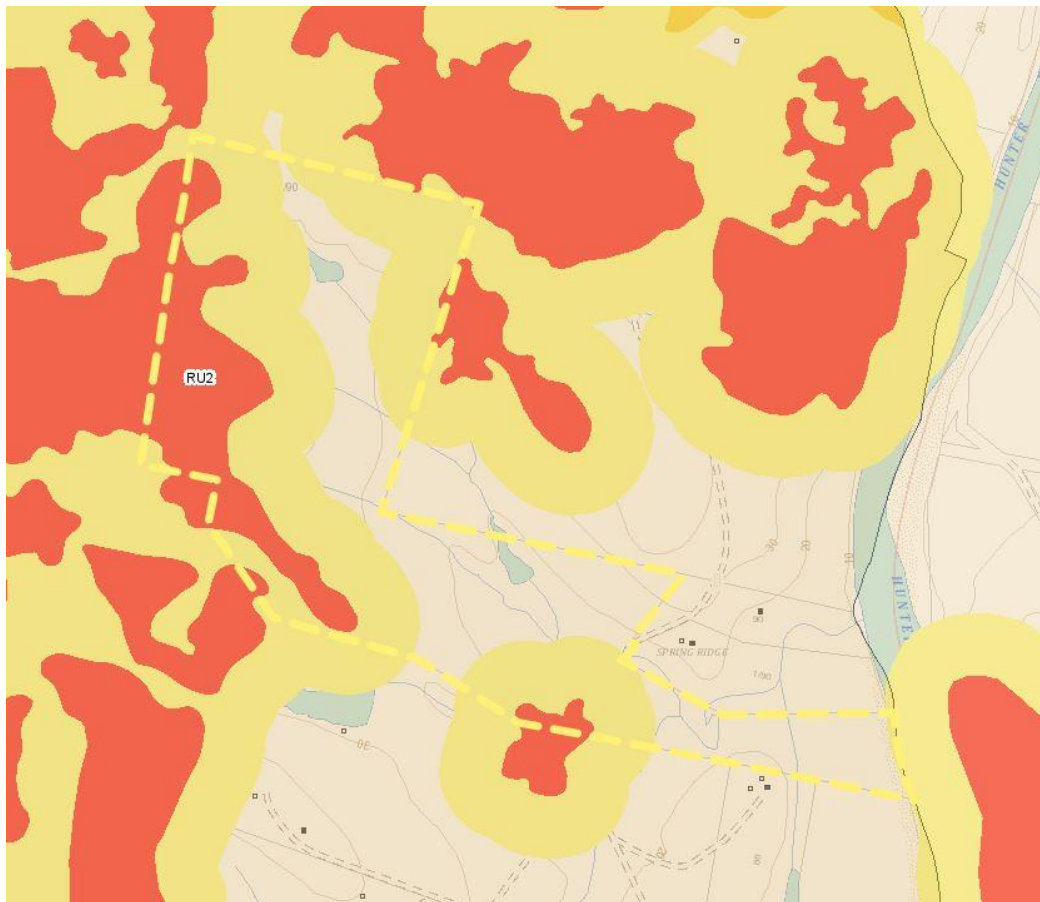
The site is not located within a proclaimed Mines Subsidence Area.

Portions of the lot are affected by Flooding See below extract from LEP 2011 mapping. These areas indicated are not within the vicinity of any proposed works, and will not impact the development.



The site is not located in a Heritage Precinct, and does not contain any identified Heritage Items, or exist within the curtilage of any identified Heritage Items.

The property has been identified as being bushfire affected. As such a bushfire assessment has been carried out and accompanies this report. See below extract from the planning portal.



3.0 Residential Design Guidelines

Maitland Development Control Plan 2011 (DCP 2011), identifies the following issues as being relevant to the proposed development being a dwelling house in Part C.8 (Residential Design).

3.01 Bulk Earthworks and Retaining Walls

The proposed development involves substantial earthworks, which have been indicated on the accompanying architectural plans.

The subject site has multiple hills, troughs, vegetated areas with limited access points. Since purchasing the property, the owners have selected the proposed dwelling site to maximise panoramic views, allow easy access to the proposed dwelling and alleviate various site constraints for the dwelling.

There will generally be minimal if any cut for the proposed dwelling, as the floor levels have been selected to work with the natural slope as best they can. There will be some areas of fill within the site to increase accessibility from the dwelling to the immediate surrounds including off the eastern facing deck and direct access from the living rooms to the garden areas to the west.

With the proposed driveway and portico areas there will be areas of cut and fill. The maximum cut for the driveway will be approximately 1600mm this will be situated at the western edge of the portico and will lessen as it transitions up the hill towards the proposed farm building area.

The maximum cut at the farm building will be 2500mm, this will be blended back into the natural terrain through batter slopes. The battered slope grades will be no greater than 3:1.

It is anticipated small areas of retaining will be included as part of the development, on along the eastern edge of the majority of the deck, to allow for back fill for the overflow space surrounding the deck and pool. There will also be a retaining wall upslope from the portico to retain the driveway above. This will have a maximum height of 1000mm and will be designed by a suitably qualified structural engineer during the construction certificate phase of the development.

3.02 Side and Rear Setbacks

The minimum side and rear setback required for residential buildings according to DCP 2011 is 10m.

The proposed side / rear setback to the proposed portico (closest point) is 40.5m which is well in excess of the 10m required.

The proposed side / rear setback to the proposed farm building (closest point) is 14.78m, also well in excess of the required 10m setback.

3.03 Site Coverage and Unbuilt Areas

The maximum allowable site coverage for lots containing single dwellings is 60%. The development site has a total site area of 43.55 ha. The proposed site coverage is substantially less than the maximum 60%.

3.04 Building Height, Bulk and Scale

There is no applicable Height limit specified within LEP 2011 for the development site, meaning the maximum allowable height of buildings is 8m above the natural ground plane as specified in Figure 15, and Table 4 of Part C.8 (Residential Design) of DCP 2011. The proposed new Dwelling and farm building on the lot known as 2/90 Hillsborough Road, will have a maximum height of approximately 7.8m above the natural ground plane.

The proposed new dwelling and farm building have been located in a manner that will minimise cut and fill where possible, while maintaining maximum amenity for the occupants. The proposed buildings are generally single storey in nature, with a low profile, which in the context of the area will ensure that views over the site from neighbouring uphill properties will be maintained.

3.05 External Appearance

As the site is in a rural context, along with the proposed dwellings separation from other properties there is no existing character for the immediate area

The proposed dwelling is to be sited in the middle portion of a hill, with trees to the west, north and south of the dwelling. This will allow the proposed dwelling to sit within the surrounding landscape, and present itself as a largely recessive element within the context of the surrounds.

The proposed dwelling is designed in the Contemporary Australian vernacular, with emphasis on environmentally sustainable design principles (ESD).

The proposed will provide interest and articulation throughout, in the form of steps in walls; eaves, verandahs and blade walls. This will aid in creating generous amounts of light and shade to the proposal.

The general roof forms are that of low pitch skillion forms, with box gutters to the north and south of the central living area, this will allow for generous amounts of solar penetration to this spaces and create sky views for the occupants.

The garage is located on the northwest corner of the proposed dwelling and will not be visible upon approach to the dwelling, the garage will be very recessive in the context of the development.

3.06 Open Space

The proposed development incorporates a generous east facing verandah, which is directly accessible from various rooms within the development this will overflow onto an open space area adjacent the verandah and the swimming pool. The verandah has a width of 4.88m and an area of 104.2m².

3.07 Driveway Access and Carparking

The existing access point and driveway locations are to be maintained by the proposed development. Vehicle access to the lot known as 2/90 Hillsborough Road Hillsborough is currently available via a 10m wide Right of Carriageway located upon the development site. It is proposed that this Right-of-Carriageway will be maintained in its entirety.

The existing access driveway from the right of carriageway to the existing farm building on site is to be maintained. There is to be a proposed split in the driveway, which will provide access to the proposed dwelling and associated farm building. This is indicated on the accompanying architectural plans. This road will be 3.6m in width and will generally follow the path of the proposed power lines, also indicated on the plans. The access driveway will comply with AS 2890.1.

The proposed dwelling, includes an integrated garage with parking for two vehicles, as required by DCP 2011. The proposed double garage shall have internal dimensions of 6.0m x 6.9m.

3.08 Views and Visual and Acoustic Privacy

The proposed dwelling consists of a low profile form enabling views across the site from elevated neighbouring properties. There are grand vistas and significant recognised views that are valued by the community; these will be maintained entirely with the addition of this development. None of the views will be affected by the proposed development.

The proposed dwelling is oriented towards the North and East, however there nearest property boundary is over 200m from the proposed dwelling in this direction. This separation and orientation of the proposed dwelling shall ensure that no acoustic or visual privacy issues shall be created by the proposed development.

3.09 Water and Energy Conservation

A BASIX certificate has been prepared and submitted for the proposed dwelling as part of this development application. The proposed dwelling has been oriented so that indoor and outdoor living spaces face towards North, where possible. All external walls within the proposed dwelling shall be framed and batt insulation will be provided throughout. The dwelling is to be constructed on an elevated floor with insulation to the underfloor.

Substantial overhangs are provided throughout the development which will allow for shading in summer, and passive solar access in Winter. Windows on the Western facade will be largely overshadowed by vegetation or proposed structures, as well as shading provided in the form of window eaves. The living areas of the dwelling have between 7.8m and 11.1m with opposing East and West facing openings allowing for passive cross-ventilation.

3.10 Stormwater Management

The proposed development will divert all roof water to rainwater reuse tanks with minimum capacity of 20,000L. Overflow from the rainwater tanks will be discharged by way of in-ground stormwater pipes to a discharge point and from there overland flow will occur towards existing dams on site.

3.11 Waste Management

Waste storage and collection will be via the Council kerbside pickup service. A Site Waste Minimisation and Management Plan is provided as an appendix to this report.

4.00 RECOMMENDATION

The proposal is of a relatively minor nature, and is in keeping with the bulk and scale of development that currently exists in the local area.

The above statement has demonstrated that the proposed dwelling and farm building shall comply with the requirements of Maitland Local Environment Plan 2011; and the relevant objectives and controls of Maitland Development Control Plan 2011. Accordingly, there are no significant environmental or planning constraints likely to inhibit the conditional approval of this development.

Therefore Council's favourable consideration of this application is recommended

Appendix A

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

This Site Waste Minimisation & management Plan has been prepared as part of the Development Application for a proposed new dwelling and farm building. It is noted that there is no expected waste resulting from demolition as part of this development.

SCHEDULE OF WASTE MATERIALS - CONSTRUCTION

MATERIAL ON-SITE		DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME	RESUE & RECYCLING		DISPOSAL
		ON-SITE	OFF-SITE	OFF-SITE
Excavation Material	Builder to advise	Store top-soil on site for reuse in landscaping		
Green Waste	N/A			
Bricks	Builder to advise	Builder to negotiate with suppliers to take back unused bricks to minimise waste where possible	To Concrush; AMS Recycling or Similar for reuse as drainage aggregate; roadbase etc.	
Concrete Blocks	Builder to advise	Builder to negotiate with suppliers to take back unused blocks to minimise waste where possible		
Concrete	Builder to advise		To Concrush; AMS Recycling or Similar for reuse as drainage aggregate; roadbase etc.	
Timber Studs and Roof Trusses	Builder to advise	Framing to be pre-fabricated off site to minimise waste where possible		Remainder to: Mt Vincent Road Waste Management Centre
Plasterboard	Builder to advise	Builder to negotiate with suppliers to take back unused sheets to minimise waste where possible	Builder to advise if gyprock recycling available in the local area	Remainder to: Mt Vincent Road Waste Management Centre
Metals	Builder to advise		To Simsmetal Ltd or Onesteel Recycling	

Notes:

1. Builder to minimise site disturbance and limit unnecessary excavation.
2. Builder to separate waste materials on-site to facilitate ease of recycling

SCHEDULE OF WASTE MATERIALS - USE OF PREMISES

WASTE TYPE	EXPECTED VOLUME (PER WEEK)	PROPOSED ON-SITE STORAGE & TREATMENT	DESTINATION
Paper / Cardboard	30L	240L Recycling Bin	Council Kerbside Pickup
Glass	40L	240L Recycling Bin	Council Kerbside Pickup
Other recyclables (plastic containers / aluminium cans)	40L	240L Recycling Bin	Council Kerbside Pickup
General Solid Waste (putrescible)	100L	240L General Waste Bin	Council Kerbside Pickup
General Solid Waste (non-putrescible)	100L	240L General Waste Bin	Council Kerbside Pickup
Organic (Garden maintenance)	100L	240L Green Waste Bin	Council Kerbside Pickup