

## **STATEMENT OF ENVIRONMENTAL EFFECTS**



Artistic Impression of Proposed development

### **PROPOSED MULTI UNIT DEVELOPMENT**

**266 ABERGLASSLYN ROAD ABERGLASSLYN NSW 2320**

**LOT 12 DP628606**

**APPLICANT: MHM GROUP**

**PREPARED: HUGH WALKER BDD BUILDING DESIGNERS**

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# STATEMENT CONTENTS

## 1. INTRODUCTION

## 2. SUBJECT SITE AND LAND

## 3. DESCRIPTION OF PROPOSAL

## 4. GOVERNMENT REGULATION AND CONTROLS

### SECTION 79C MATTERS FOR CONSIDERATION

Section 79c(1)(a)(i) – Environmental planning instructions  
Section 79c(1)(a)(ii) – Any draft environmental planning instrument  
Section 79c(1)(a)(iii) – Any development control plan  
Section 79c(1)(a)(iiia) – Planning agreements  
Section 79c(1)(a)(iv) – Regulations  
Section 79c(1)(b) – Likely impacts  
Section 79c(1)(c) – Suitability of the site for development  
Section 79c(1)(d) – Any submissions  
Section 79c(1)(e) – The public interest

## 5. CONCLUSION



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## 1. INTRODUCTION

This statement of environmental effects accompanies a development application for a new Multi-Unit Development consisting of 12 units at 266 Aberglasslyn Road, Aberglasslyn NSW. 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 – residential design, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the likely environmental impacts in accordance with section 79C of the Environmental Planning and Assessment Act 1979.

## 2. SUBJECT SITE AND LAND

The subject site is located **266 ABERGLASSLYN ROAD ABERGLASSLYN NSW 2320 LOT 12 DP628606**. The site has a site area of 3294m<sup>2</sup> and is currently occupied by a single residence.

The general locality of the site is depicted in figure 01 & 02.



Figure 1: Locality – Largs Avenue Largs



Figure 2: Existing site aerial view

The site is located off Aberglasslyn Road. The site has an existing crossover access point to the road. The existing Aberglasslyn Road frontage currently has no kerb and gutter.

The site is a rectangular shape measuring 3294m<sup>2</sup>. The site has a moderate fall from the western Aberglasslyn frontage down to the eastern boundary. The fall is approximately 6m.

There is an existing single level residence on site. Additionally, there is a swimming pool and large shed on site. These will be removed as part of the development. There are several existing trees on site, some of which will be removed to allow the new multi-unit development.

There are no existing easements on site. The site is not subject to bushfire requirements. The site is not in a designated flood prone area. There are no heritage issues on the site.

There is an existing stormwater easement to the rear of the site. This can potentially be used to direct stormwater from the proposed new development to the wider stormwater system in the context.

The site is zoned R! General Residential. The proposed development of multi-unit dwellings is permissible within the zoning. The surrounding context reflects the diversity of the zoning with many single residences, dual occupancies and multi-unit developments.

### 3. DESCRIPTION OF PROPOSAL

It is proposed to construct to undertake the following development items.

- 12 x new residential dwellings/units. Comprising 8 x 3-bedroom units and 4 x 2-bedroom units. 2 of the 3-bedroom units will be 2 story addressing Aberglasslyn Road. The remaining dwellings will be single level.
- New dwellings to be concrete slab construction with selected cladding and tile roof.
- New central concrete driveway
- Retaining walls, a maximum of 900mm high throughout the development
- Landscaping
- New stormwater system
- Strata unit subdivision

The new dwellings will consist of 3 or 2 bedrooms, living areas, kitchen, bathrooms, laundries, and attached single and double garages.

The proposed new dwellings are to be built within an established residential housing area on in Aberglasslyn, Maitland.

It proposed to construct the dwellings utilising framed construction methods consisting light weight clad framed walls coupled with an engineered concrete slab.

The new dwellings comprise an open plan and flexible living arrangement opening to a rear yard. There are large setbacks where possible from existing homes.

The new dwellings are positioned to allow for a good-sized backyard area and courtyard. Each unit has a large flexible private open space located directly off the main living areas.

The new dwellings are sensible in size however feature good sized bedrooms and facilities for residents.

The new dwellings are elegantly clad in weatherboard cladding elements to create interest and articulate the different aspects of the buildings. Two tone of colour will be used to create contrasts and variations to the façade of the home. A modern tile roof will create a beautifully finished and durable appearance.

The proposed dwellings will adopt of Modern Hamptons style which offers traditional elements, forms, bulk and scale that will integrate well within the surrounding residential context. It is a quality timeless look that will enhance the build character of the streetscape.

The proposed new dwellings will have vehicular access off Aberglasslyn Road via a concrete driveway. The driveway is wider at the crossover to allow for vehicle passing. There is adequate area for vehicle parking and turning on site. 2 x Visitor spaces and turning area are also provided.

2 x 2 storey units are utilised to the Aberglasslyn frontage to create building presence. The 2-storey element will create a higher appearance so that from the street you will not be dominated by roof forms, due to the slope on site. The 2 storey elements will help define and enhance the streetscape.

The dwellings have a high-quality finish that will enhance the street character in the immediate context,



The proposed dwellings have been designed to meet the requirements of the Maitland City Council Development Control Plan to create the most effective and usable dwellings for the site and the occupants.

Units of a similar bulk and scale common throughout the existing context The proposed development is in keeping with the surrounding context and built forms.

The proposed development will create simple/flexible/ low maintenance dwellings for occupants in a growing area of Maitland. The development site is well positioned to take advantage of Maitland's services/ schools/ shopping. It is also providing more affordable housing for residents to reside due to increases in housing costs in large, detached homes in Newcastle and Maitland areas.



**Figure 3: Front view of proposed new residence**

The proposed new multi-unit development will present a beautifully finished modern design and colours utilising traditional forms and elements. A simple Hamptons style is appealing and well maintain a quality appearance for years too come. The appearance is typical of the areas and will help maintain the built aesthetic of the context.

2 storey units are used to the Aberglasslyn Road frontage to create more presence and add articulation and variation.



**Figure 4: Rear view:** This image shows the central driveway to the rear and the typical aesthetic of the proposed single storey units. Once again, a simple Hamptons style is utilised to create an appealing and lasting aesthetic for the development





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## **4. GOVERNMENT REGULATION AND CONTROLS**

### **SECTION 79C**

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 2011**

The Maitland Local Environmental Plan 2011(LEP 2011) applies to the subject site.

The site is Zoned R1 (General Residential) The proposal is permissible with Councils consent.

##### **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**

#### **SECTION 79C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLANS**

##### **Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria**

The Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria 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.

## Maitland Citywide Development Control Plan – Residential

### Chapter – Design Criteria

Provisions	Assessment	Compliance
<b>2. Design Criteria</b>		
<b>2.1 Site Analysis and Context</b>	<p>A detailed site analysis plan has been included with the development application including the elements listed in this section.</p> <p>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 using materials used predominately through-out the locality while placing a modern twist on the ideas.</p> <p>It is in character with the single and two storey nature of developments in the surrounding area.</p> <p>Living areas have been orientated to benefit from the northern side of the site. Washing and drying areas are also located to receive maximum sun penetration onsite.</p> <p>Window and door placement and awnings have been used to reduce negative sun impact.</p> <p>Windows well positioned to reduce overlooking and reduce acoustic issues.</p> <p>Generous setbacks to the units from existing and future buildings reduce privacy and acoustic issues.</p> <p>Minimum and high windows to the boundaries reduce negative sun impact and reduce overlooking of adjacent private open spaces.</p> <p>Stormwater design takes advantage of existing easements and pits.</p> <p>Multi-unit dwellings are located in the context and add to the diversity of housing stock in the context. The proposed units are a similar bulk and scale to existing and recently approved units in the context.</p>	✓
<b>3. Development incorporating existing</b>	Not applicable	n/a

<b>buildings. 4. Bulk Earthworks and retaining walls</b>		
	<p>The development has been designed using timber framed construction, varying claddings &amp; concrete slab. This form of construction is the most prevalent type of construction used in the area.</p> <p>A detailed bulk earthworks has been completed indicating the proposed cut and fill areas as well as associated retaining walls.</p> <p>The site will require retaining walls due to the slope across the site. Retaining walls with a max height of 900mm will be utilised to create a practical and appealing building area..</p> <p>Retaining walls are indicated on the attached plans.</p> <p>The site has an approx. 6m fall. A series of stepping retaining walls and dropped slab edge beams will be required to create a usable development.</p> <p>All retaining walls to be engineered and certified by qualified structural engineer.</p>	✓
<b>5. Building Setbacks</b>		
	<p>The proposed new development has the following. Minimum setbacks</p> <p>Garage doors do not face the road frontage but face an internal driveway.</p> <p>Aberglasslyn Road Setback = 5m</p> <p>Setbacks are consistent with the newly approved 270 Aberglasslyn Road Multi Unit development.</p>	✓
<b>6. Side and rear setbacks</b>		
	<p>Minimum rear setback = 976mm (Unit 06)</p> <p>Side setbacks North = 1040mm (Unit 01) Side setback South = 933mm (Unit 09)</p> <p>All 2 storey elements to Unit 01 and 07 have min side setbacks of 1500mm.</p> <p>Setbacks are above the 900mm min requirement.</p>	✓

<b>7. Site Coverage and unbuilt areas</b>		
	<p>Unbuilt site area 1180m2 which equates to 35%</p> <p>Above the minimum 30% requirement for multi-unit developments</p>	✓
<b>8. Building Height and Scale</b>		
	<p>Max building height is 7.5 metres from natural ground level to top of roof ridgeline. Well below the 8.0 metre max.</p> <p>The development application provides the required. site plan, floor plans and elevations.</p> <p>The proposed new development offers a bulk, height and scale which is typical of all the surrounding residential homes in the immediate context.</p> <p>The proposed new dwellings present a simple contemporary home/unit typical of the surrounding area. The bulk of the building is broken up using separate portico roofs, varying colours and windows.</p> <p>The height of the proposed units is typical of surrounding residences and units.</p> <p>The proposed units will present a design and character that is typical in the immediate context, in that affect should positively contribute to the wider context.</p>	✓
<b>9. External appearance</b>		
	<p>The dwellings offer a simple contemporary appearance, the proposed dwellings are of a similar height, scale, bulk and finish to surrounding homes in the area.</p> <p>A simple modern Hamptons appearance and aesthetic is used to create an elegant and lasting appearance.</p> <p>Architectural interest is created using varying roof forms, &amp; cladding elements. These elements coupled create a simple, traditional and integrated design.</p> <p>Windows and doors are standard style aluminium used through the area and in adjoining homes. The windows are a similar scale and colour to neighbours, helping to merge into the street context.</p>	✓

	<p>Consideration has been given to the roof and wall massing. The proposed dwellings wall, roofs, heights, materials are all typical of residences and units in the surrounding areas.</p> <p>Interest will be created for the residents and passer by. The proposed dwellings are a modern design with traditional elements, they are simple dwellings with an appealing appearance. This is highlighted by the varied portico roofs, and cladding elements. These materials and forms will create a distinct and interesting appearance for the residents and passerby.</p> <p>The proposed new dwellings Unit 01 and 07 have articulated entry porticos addressing Aberglasslyn Road. These elements create a traditional appearance and continue the existing character of the context.</p> <p>Units 01 and 07 present a 2 storey aesthetic to the Aberglasslyn Street Frontage adding diversity to the streetscape and allowing more interest and articulation to the building façade.</p> <p>The proposed new dwellings have been designed to form a relationship with existing homes in the immediate area. It is a similar form, scale and bulk.</p> <p>The dwellings address Aberglasslyn Road frontage with interesting forms, massing and Detailing.</p> <p>The proposed dwellings are not in a heritage area. Although surrounded by very traditional building forms the Proposed new dwellings are modern but maintain a simple elegant traditional design and appearance to form a relationship with the context and to appeal to the broader community market.</p> <p>Garages and garage doors are not visible from Aberglasslyn Road.</p> <p>Garages are accessed off an internal driveway and do not dominate or detract from the streetscape. Garaging is not a dominate feature of the development.</p>	
<b>10. Private Open Space</b>		
	All dwellings have 60m2 or above of private open space.	✓



	<p>All private open areas and dimensions comply with minimum requirements.</p> <p>Private open space has dimensioned no smaller than 3m</p> <p>Private open space areas are located off the main living areas.</p> <p>No communal private open space required as there is only 12 units proposed not 15.</p> <p>Units 07 and 01 have 1800mm screened brick and slat fenced areas offering privacy from Aberglasslyn Road.</p> <p>Private open spaces are well fenced and screen offering good privacy for future residents.</p>	
<b>11. Sites having a boundary to a laneway</b>	<b>Not applicable</b>	<b>n/a</b>
<b>12. Accessibility and Adaptive Housing</b>		
	<p>1 x adaptable unit is provided in accordance with requirements.</p> <p>Dwellings to be designed to be easily adaptable and convertible for varying accessible needs.</p> <p>Adaptable dwelling is single level and easily accessible.</p> <p>Adaptable unit to comply with all relevant Australian Standards.</p> <p>A gold level Adaptable housing design has been proposed as part of this development.</p>	n/a
<b>13. Landscape Design</b>		
	<p>A landscape plan has been provided as part of this application.</p> <p>The landscaping is low maintenance but appealing Australian native plants. This will reduce water requirements and attract native birds and animals.</p> <p>Tree plantings are provided in deep soil zones where possible.</p> <p>Some existing trees will be removed as part of the proposed development.</p>	✓

<b>14. Fencing and walls</b>		
	<p>The proposed development meets all fencing &amp; wall Requirements.</p> <p>Any fencing to boundaries to be 1800mm high colorbond or timber fencing to match surrounding residences.</p> <p>Landscaping is proposed to the Aberglasslyn Road instead of fencing.</p> <p>1800mm brick and slat fence provided to Aberglasslyn Road units 01 and 07, which complies with DCP requirements for privacy.</p>	✓
<b>15. Driveway access and carparking</b>		
	<p>All lots have access to Aberglasslyn Road via a single crossover/entry/exit point.</p> <p>The proposed development has been designed in accordance with the objectives and controls for Transport movement in the Western Precinct.</p> <p>The design and siting of the proposed development has been considered at great length to ensure the suitability and minimise any impacts to surrounding site and the existing road network.</p> <p>The primary frontage for the development is considered Aberglasslyn Road as this provides a well-articulated frontage in terms of design and supports pedestrian access to the villas. Main vehicle access is from Aberglasslyn Road. The shared driveway offers a minimum trafficable width of 3.5m and proposes a two-way arrangement with large areas for vehicle passing to minimise traffic conflict. The driveway shall be constructed of coloured concrete and surrounded by soft landscaping to minimise the visual impact.</p> <p>All units are required to provide 1 carparking space per 2 bed unit and 2 carparking spaces per 3-bedroom unit. Parking has been provided for all units by means of a single or double lock up garage. Additionally, 3x visitor car parking spaces have been provided, meeting DCP requirements of this section. With</p>	✓

	<p>everything considered, it is envisaged the proposed development satisfies access and parking requirements of the DCP.</p> <p>Each lot shall have direct access to the internal road / driveway which exits to Aberglasslyn Road. The driveway shall be 2-way and have a min trafficable width of 3.5m</p> <p>The proposed driveway is no closer than 900mm from any side boundary at the entry</p> <p>Internal driveway widths are minimum of 3.5m</p> <p>Driveway crossover is 5.5m at entry to allow vehicle passing.</p> <p>Landscaping is incorporated into the driveway's design.</p> <p>Carparking and access complies with AS28980.1</p> <p>Vehicle turning areas provided on site so all cars can enter and exit site in a forward manner. Turning areas comply with AS28990.1 and turning circles are provided on the site plans.</p> <p>Each 2-bedroom dwelling has 1 x undercover space. Each 3-bedroom dwelling has 2 x undercover spaces.</p> <p>3 x visitor spaces and turning bay are included.</p> <p>Adaptable unit has a min garage width of 3.9m above the 3.8m minimum. The length is a minimum of 6m</p>	
<p><b>16. Views and Acoustic Privacy</b></p>		
	<p>Minimal &amp; small windows will be located to Walls on boundaries with adjacent residential properties and other dwellings on site.</p> <p>Private open spaces have been positioned off living areas and away from adjacent bedrooms and quiet areas. Private open spaces have been designed to maximise northern light where possible.</p> <p>Units 01 and 07 have 1800mm fences to private open space areas addressing Aberglasslyn Road.</p> <p>Minimal overlooking is possible. Boundary fencing</p>	<p>✓</p>

	to all sides provides significant privacy between residential existing & proposed residential properties.	
<b>17. Water and Energy Conservation</b>		
	<p>Basix certificates has been provided.</p> <p>Main living and outdoor areas have access to Northern aspect where possible</p> <p>Building insulated to Basix requirements.</p> <p>Windows to Basix requirements</p> <p>Windows to West façade are high and narrow to reduce sun penetration but maintain street character.</p> <p>North facing roof available for potential solar hot water system.</p> <p>Location of windows has been designed to maximise cross ventilation.</p> <p>Proposed dwellings will not significantly. Overshadow or inhibit existing or proposed adjoining. Properties.</p>	✓
<b>18. Stormwater Management</b>		
	<p>A detailed stormwater design plan has been included in this application.</p> <p>All new dwellings will have basix required water tanks for water reuse and potential detention as required by stormwater engineering.</p>	✓
<b>19. Security, site facilities and services</b>		
	<p>Low intensity lighting to be used through development for safety.</p> <p>Dwellings have good surveillance of all areas on site.</p> <p>Mailboxes are landscaped and easily accessible off Aberglasslyn Road.</p> <p>Garbage areas are located within each dwellings rear yard area and not visible from Street or internal driveway.</p> <p>Clothes drying areas provided for each individual dwelling.</p>	n/a



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	<p>Concrete hardstand for garbage provided on Aberglasslyn Road.</p> <p>Site has access and will provide water/sewer/electricity/NBN</p>	
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#### **SECTION 79C(1)(a)(iia) – 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.

### **5.CONCLUSION**

The proposal satisfies the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 and the provisions set out in the Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria.

The proposed new dwellings offer a simple, contemporary and affordable housing option for occupants in Aberglasslyn NSW. The dwellings will be low maintenance and maintain a high quality for years to come.

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