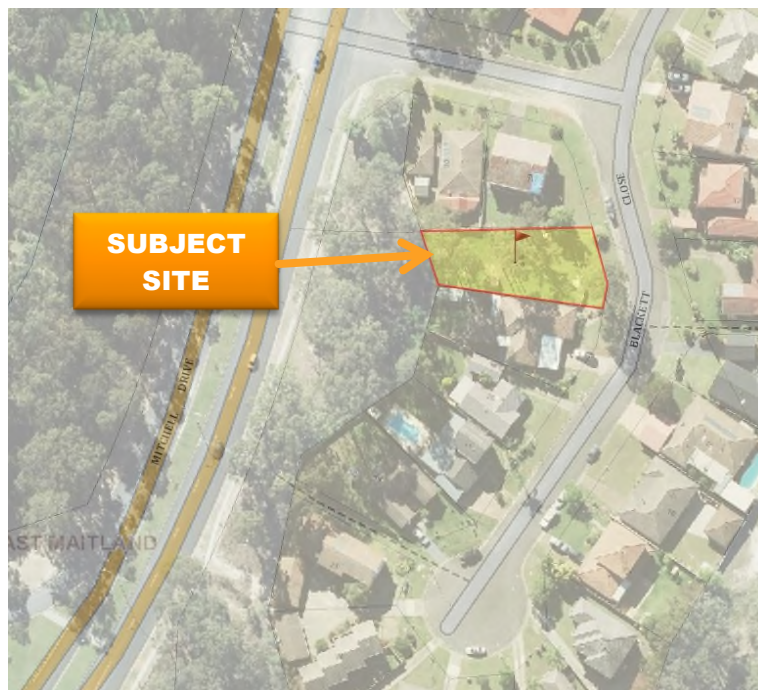




Lot 25, DP243010
28 Blackett Close, East Maitland
NSW 2320

Statement of Environmental Effects



Revision 1 – 21.03.23

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This report was prepared by Urban Living Solutions on behalf of
Name. Red McDonald

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Disclaimer: The recommendations outlined in this report have been provided in accordance with the Maitland Council LEP 2011, Maitland Council DCP 2011 and the Environmental Planning and Assessment Act, 1979. Urban Living Solutions has exercised all due care and diligence in the compilation of this report.

Urban Living Solutions takes no responsibility for any damage or loss that may be experienced from the implementation of these measures.

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1.0 Introduction

1.1 Property Details

1.1.1 Ownership Details

The subject site is currently owned by;
Red McDonald

1.1.2 Property Description

Lot 25, DP243010
28 Blackett Close, East Maitland
NSW 2320

1.2 Proposed Development

1.2.1 Proposed Development

The proposed development is for Multi-dwelling residential use

1.3 Site Details

1.3.1 Site Description

The site is located 2 blocks back from the intersection of Mitchell Drive and Blackett Close. The land is within close proximity to schools, shops, recreational facilities and medical facilities. Land use within the locality is comprised largely of residential development.

The subject land is an irregular shaped allotment, approximately 749.4m² in size. The land is flat with a few tree located on the site. The site is currently vacant.

Blackett Close is a bitumen surfaced road with upright concrete kerb and gutter.

1.3.2 Adjoining Land Use

The site is surrounded by housing either side and a managed bush reserve to the rear

1.3.3 Previous Applications/Use

There have been no previous applications over the subject site.

1.3.4 Site Area

The subject Lot has an existing Lot size of 749.4m²

1.3.5 Existing Zone

The subject land is zoned R1 pursuant to the provisions of the Maitland LEP

2.0 Site Constraints

2.1 Acid Sulphate Soils

Council's records indicate that the site is Class #5 Acid Sulphate Soils. There are no proposed excavation works which will impact upon the water table.

2.2 Bushfire Risk

The site is identified as Bush Fire Prone Land "Vegetation Buffer" as per NSW Rural Fire Service mapping. A Bush Fire Assessment Report has been submitted as part of this application. A BAL 12.5 construction will be applied to the site.

2.3 Coastal Hazards

The site is not subject to coastal hazards.

2.4 Flood Prone Land

The site is not identified as flood prone land

2.5 Flora & Fauna

The site is not identified as an ecologically significant site.

2.6 Heritage Items

The site is not known to include items of heritage significance.

2.7 Mine Subsidence

The land is not located within a Mine Subsidence District.

3.0 Planning Controls

3.1 Maitland LEP

3.1.1 – Part 2 Permitted or Prohibited Development

The subject site is zoned R1 pursuant to the Maitland LEP.

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Home occupations

3 Permitted with consent

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; **Multi dwelling housing**; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development of Residential Dwelling House is permissible with Council consent and meets the objectives of the zone.

3.2 Development Control Plan

The following sections of the Development Control Plan are applicable to this application;

3.2.1 – Part B Environmental Guidelines

Part B – Environmental Guidelines	
B2 Domestic Stormwater	<p>The proposed development will detain water on-site via rainwater tanks with overflow connected to the existing street system.</p> <p>A Stormwater Management Plan has been submitted as part of this application.</p>
B5 Tree Management	<p>The subject site currently has 10 trees which will be removed from site. There is no other vegetation on site. These will be replaced with substantial landscaping elements.</p>
B6 Waste Not – Site Waste Minimisation and Management	<p>The waste management measures incorporated within this development will include garbage bins, green waste bins and recycling bins, which will be made available to the proposed development upon completion (see Landscaping plan for bin storage area). All waste will be disposed of utilising relevant council waste services.</p> <p>A Waste Management Plan has been submitted as part of this application which includes</p>

3.2.2 – Part C Design Guidelines

C.8 – Residential Design	
2. Design Criteria	A Site Analysis plan has been submitted as part of this application.
<p>Site Context Analysis</p> <p>The site is located within an existing residential estate. The land is within close proximity to schools, shops, recreational facilities and medical facilities. Land use within the locality is comprised largely of residential development. The surrounding land is all residential with a bush reserve behind.</p> <p>The design of the proposed dwellings is appropriate and consistent with existing and likely future developments in the area. That is, the proposed dwelling has included attractive design elements that are appropriate for the location, and will not result in the buildings being viewed as conspicuous structures when viewed from the street.</p>	
3. Development Incorporating Existing Dwellings	Vacant site.
4. Bulk Earthworks and Retaining Walls	<p>The proposed development will require minimal cut and fill to provide functionality within the site.</p> <p>The maximum cut/fill within the site is 250mm. Retaining walls; to a maximum 300mm will be utilised onsite to retain any cut/fill.</p> <p>No additional fill is proposed to be brought to site.</p>
<p>5. Street Building Setbacks</p> <p>The minimum building line to the principal street frontage of an allotment located in an urban residential zone is 5.0 metres</p>	<p>Proposed Dwelling 1 will be setback from the eastern boundary (Blackett Close) front boundary 5.1m</p> <p>Proposed Dwelling 2 & Dwelling 3 are set behind dwelling 1.</p> <p>There is no proposed car parking within the front setback.</p> <p>The proposed setbacks comply with setbacks for urban residential development and are sympathetic to surrounding setbacks within the area.</p>
<p>6. Side And Rear Setbacks</p> <p>1.0m for walls up to 3.0m in height (to underside of eaves);</p> <p>1.0m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m;</p>	<p>Proposed Dwelling 1 & 2 will be setback from the side northern boundary 3.6m and side southern boundary 3.3m minimum.</p> <p>Dwelling 2 is 6.6m from the rear dwelling, dwelling 3.</p> <p>Proposed Dwelling 3 will be setback from the northern side boundary 1.7m, western rear boundary 1.7m min, and southern side boundary 2.8m.</p>
<p>7. Site Coverage And Unbuilt Areas</p> <p>Dwelling House Maximum Site Coverage 60%</p>	The subject site is 749.4m ² . The proposed site coverage for the development is 60%
<p>8. Building Height, Bulk And Scale</p> <p>Dwelling Residential Zones 8m max. building height</p>	<p>The proposed development has a max ground to ridge height of 7.235m.</p> <p>All FFL and heights are identified on the plans provided with this application.</p>

9. External Appearance	The proposed development has been designed to be sympathetic to the surrounding historical character of the local, and to comply with flooding requirements.
10. Open Space Minimum POS dimension 5m x 5m Minimum required POS 35m ²	Proposed Dwelling 1 will retain an area of 60m ² POS Proposed Dwelling 2 will retain an area of 50m ² POS Proposed Dwelling 3 will retain an area of 65m ² POS All proposed dwellings will include a minimum 5m x 5m POS width, with primary access from the main habitable living areas. The proposed dwellings meet or exceed the minimum 35m ² POS to comply with above requirements for POS as per MCC 2011.
11. Sites Having A Boundary To A Laneway	N/A
12. Accessibility And Adaptable Housing	N/A
13. Landscape Design	The proposed landscaping for the overall development is equivalent to 40%, meeting the minimum 10% requirement.
14. Fencing And Walls	The subject site is to be secured using solid colorbond fencing materials measuring a height of 1.8m to the adjoining property boundaries and the internal boundaries. Please refer to the enclosed Plans for location of fencing and gates.
15. Driveway Access And Car parking Two (2) spaces for each dwelling containing more than two bedrooms;	The Proposed Dwellings will be accessed from Blackett Close. The proposed driveway will be concrete construction, measuring 5.0m at the street crossing. The proposed dwellings include a single lock-up garage each. Each dwelling meets the minimum requirement of 1 parking spaces per dwelling. All garaging will be located behind the building line, having minimal impact to the street frontage. The new driveway has been designed to be compliant with councils engineering requirements for development and AS2890 Parking Facilities The proposed driveways will be softened by landscape plantings. Please refer to the enclosed driveway profile and courtyard plan.

16. Views And Visual And Acoustic Privacy	<p>The proposed dwellings are unlikely to adversely impact upon the visual and acoustic privacy of adjoining properties.</p> <p>Distance between the proposed development and neighbouring developments will ensure that visual and acoustic privacy is maintained.</p> <p>The dwellings have been designed in a way that ensures that the visual and acoustic privacy of owners, the general public and owners / tenants of adjoining developments are maintained.</p> <p>The appropriate placement of windows and doors within the proposed units further improves visual and acoustic privacy within the site.</p> <p>Proposed fencing and landscaping will provide screening between the proposed dwelling and adjoining residencies.</p>
17. Water And Energy Conservation	<p>The proposed dwellings comply with BASIX requirements for sustainable development.</p> <p>A BASIX Certificate has been provided with this application.</p>
18. Stormwater Management	<p>The proposed dwellings comply with stormwater requirements.</p> <p>Please refer to the enclose stormwater concept plan.</p>
19. Security, Site Facilities And Services	<p>The proposed development is located within an existing residential area which is removed from sources likely to trigger antisocial behaviour, the risk of antisocial behaviour including domestic arguments, damage to local business and/or community infrastructure is likely to be relatively low.</p>
C.10 – Subdivision	
<p>The proposed subdivision is of a Strata Title subdivision..</p> <p>A Site Analysis has been provided as part of this application.</p> <p>The site is subject to Bushfire prone land. A bushfire report is included with the lodgement of the development. No other hazards or constraints are identified with this parcel of land. The site is not identified as containing any flora and fauna, or heritage items.</p> <p>The subdivision is part of a proposed multi-dwelling housing and each proposed dwelling will comply with C.8 – Residential Design.</p>	
C. 11 – Vehicular Access and Car Parking	
<p>The Proposed Dwellings will be accessed from Blackett Close. The proposed driveway will be concrete construction, measuring 5.0m at the street crossing. The proposed dwellings include a single lock-up garage each.</p> <p>Each dwelling meets the minimum requirement of 1 parking spaces per dwelling.</p> <p>All garaging will be located behind the building line, having minimal impact to the street frontage.</p> <p>The new driveway has been designed to be compliant with councils engineering requirements for development and AS2890 Parking Facilities</p>	

4.0 Project Summary

The enclosed Development Application for Multi-dwelling residential use

The proposed development is a permissible use of 28 Blackett Close, East Maitland and had been design in a way to meet if not exceed the minimum requirements set out in the Development Control Plan.

The above Statement of Environmental effects clearly outline the design requirements and how we have reached these requirements as designers.

Therefore the enclosed application can be supported by Maitland City Council.

We trust this is to your approval, however if you require any further information please feel free to contact our office on 4933 4522 or email admin@urbanlivingsolutions.com.au