

STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot A DP 369361
3 George Street
Telarah

PROPOSED DEVELOPMENT: Demolition of existing dwelling and ancillary structures.
Construction of multi-dwelling housing comprising four (4)
dwellings, associated landscaping and strata subdivision



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INTRODUCTION

This Statement of Environmental Effects is submitted to Maitland City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for demolition of an existing dwelling and associated structures, construction of multi-dwelling housing comprising six (6) dwellings at 3 George Street, Telarah. This report is based on plans prepared by The Design Junction, Job No. 16934, dated 15-02-2023.

The proposed works include:

- Four (4) detached two storey dwellings;
- Each dwelling contains:
 - o Three (3) bedrooms and study
 - o Living, dining and kitchen areas
- Internal driveway and associated landscaping
- Strata subdivision of the development

The subject site is located on the northern side of George Street and is generally rectangular in shape. The allotment has a frontage of 25.145m, a depth of 34.415m and a total land area of 854.56m². Properties within this area of George Street are typically made up of two allotments per street address with the subject site being larger than the typical allotment pattern for this area.

The subject site contains an existing clad dwelling and ancillary structures that are to be demolished to allow for the proposed development to occur. Three (3) trees identified adjacent to the rear property boundary are to be removed in order to site the proposed visitor parking areas. The property has a gentle fall to the north-eastern rear corner of the allotment.

All essential services are available to the subject site, including electricity, telecommunications, reticulated water and sewerage services. Overhead electricity lines, water and telecommunications are located within the street verge of George Street. The sewerage mains are understood to be located to the rear of the allotment as noted on the survey attached to this application. The property is not known to be burdened or benefited by any easements.

George Street is characterised by single storey cottages of varying ages with landscaped front yards and low scale fencing to some properties. Detached garages to the side and rear of dwellings are common in this area of Telarah however newer developments have incorporated within façade of



dwelling designs. Street trees are sporadically located within the street however no landscaping theme present throughout the area.

The surrounding area of Telarah is characterised by low density residential developments consisting of predominantly single and two storey developments. Other developments noted in this area include Campbell Hill Cemetery to the east of the subject site, Telarah Public School to the west and the Fire Station located at 5A George Street.

The following sections of this statement address the legislative requirements of the Environmental Planning & Assessment Act 1979 and the likely impact of the proposal.



LEGISLATIVE REQUIREMENTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

State Environmental Planning Policy (Building Sustainability Index) 2004

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 (BASIX SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the BASIX SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.



State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Part 2.3 Development controls

Division 15 Railways

Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors

2.98 Development adjacent to rail corridors

(1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—

- (a) is likely to have an adverse effect on rail safety, or*
- (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
- (c) involves the use of a crane in air space above any rail corridor, or*
- (d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.*

The subject site is not located within proximity to a railway corridor, and does not have a common boundary with a railway corridor. No further assessment is anticipated in this regard.

Division 17 Roads & Traffic

Subdivision 2 – Development in or adjacent to road corridors and road reservations

2.119 Development with frontage to classified road

(1) The objectives of this section are—

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) the design of the vehicular access to the land, or*



- (ii) the emission of smoke or dust from the development; or*
- (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not have a frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

Maitland Local Environmental Plan 2011

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R1 General Residential pursuant to Clause 2.1 of Maitland Local Environmental Plan (MLEP) 2011. The proposed development is defined in the plan as a '*multi-dwelling housing, being '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 identified zone permits the construction of 'multi-dwelling housing' subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R1 Zone are:

- *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.*

The proposed development can satisfy the objectives of the zone as it compliments the existing residential setting. Residential amenity can be maintained by the proposed development as the site is within an existing residential area intended for this form of development.



The proposed development is compatible with the existing and future character of the locality as aging suburbs progress through urban renewal and allow for a variety of housing types and densities to be provided. The development is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The siting of the multi-dwelling housing development is considered to be in the most appropriate location, which minimises disturbance and follows a similar development density evident throughout the area.

The proposed development is considered to meet the objectives of the R1 Zone.

Clause 4.1 Minimum subdivision lot size

The proposed development does not include torrens title subdivision. This clause does not prevent strata title subdivision from occurring as part of the proposed development.

Clause 4.3 Height of Buildings

No maximum building height requirement identified within the MLEP 2011.

Clause 4.4 Floor space ratio

No maximum floor space ratio requirement identified within the MLEP 2011.

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

Clause 5.9 Preservation of Trees or Vegetation

Three (3) trees located adjacent to the rear boundary are required to be removed as part of the proposed development. Replacement planting and additional landscaping to be provided upon completion of the construction phase. A landscape plan accompanies the subject application before Council.



Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as a heritage item however this site is located within close proximity to a local heritage item, known as Campbells Hill Cemetery.

The proposed development is for a residential development within an established residential area. The proposed works are to be sited with a buffer distance of approximately 70m from the heritage item, ensuring minimal impact to its heritage significance. The proposed works will complement the existing residential setting so as to not detract from the significance of the nearby heritage item. The existing streetscape character of George Street is of single storey dwellings varying in size and design. It is not considered necessary for the proposed development to be constructed of a certain style and their siting will not result in any impact on the significance of the heritage item.

The proposed multi-dwelling housing will be in keeping with recent developments within the street and is considered to complement the streetscape. Therefore, the proposed development is not anticipated to have any detrimental impact on the heritage significance of the surrounding heritage item.

Clause 5.11 Bush fire hazard reduction

The subject site is not known to be identified as bushfire prone land on Council's maps.

Clause 5.21 Flood Planning

The subject site is not known to be within a flood planning area.

Clause 7.1 Acid Sulfate Soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal does not require excavation more than 1 meter below the existing natural ground level and is not considered to lower the water table by 1 meter. The proposed multi-dwelling housing development requires minor excavation within the footprint area only to provide footings / foundations for the



proposed development. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.2 Earthworks

Minor ground disturbance is required to provide a level platform to site the building footprint due to the topography of the allotment. The extent of earthworks is not considered excessive for the site as the dwelling incorporates appropriate amounts of cut and fill along with deepened edge beams to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to satisfy the relevant objectives and development standards relating to the erection of a multi-dwelling housing development as contained within MLEP 2011.

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Maitland City Wide Development Control Plan 2011

Part B – Environmental Guidelines

<u>Requirement</u>	<u>Provision</u>	<u>Compliance</u>
<u>B2 – Domestic Stormwater</u> Suitable drainage system to be in place.	Drainage is to be directed to the street via rainwater tanks and OSD collection system in accordance with the Hydraulic Engineers Design.	Yes



<u>B3 – Hunter River Floodplain Management</u> Requirements for flood prone land.	Subject site not known to be located within a flood planning area.	N/A
<u>B4 - On-site Sewage Management Systems</u> Systems to be appropriately designed and sited.	N/A – the subject is connected to the reticulated sewerage system.	N/A
<u>B5 – Tree Management</u> Applies to land to which clause 5.9 of LEP applies.	Three (3) trees adjacent to the rear boundary are required to be removed in order to site the proposed development. Replacement planting and additional landscaping can be provided upon completion of the construction phase.	Yes
<u>B6 – Waste Not – Site Waste Minimisation and Management</u> Site Waste Minimisation and Management Plan to be submitted with all residential developments. Bin storage area to be provided.	Provided with DA. Sufficient area available behind building line to allow for bin storage for each unit proposed.	Yes Yes

PART C – DESIGN GUIDELINES

C.1 Accessible Living

Each dwelling within the proposed development contains four bedrooms, a single garage and various living areas. This design can cater for a range of family situations, and for people who wish to work from home. In accordance with MDCP 2011, the subject development is not required to be fully designed in accordance with AS4299-1995.



Access by a disabled person can readily be accommodated if necessary. The dwelling is intended as a private building and is therefore not required to be fully accessible in accordance with the Disability Discrimination Act 1992 and there are no specific disabled access requirements applicable from the Building Code of Australia.

C.4 Heritage Conservation

Upon reference to Schedule 5 of the MLEP 2011 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as a heritage item however this site is located within close proximity to a local heritage item, known as Campbells Hill Cemetery.

The proposed development is for a residential development within an established residential area. The proposed works are to be sited with a buffer distance of approximately 70m from the heritage item, ensuring minimal impact to its heritage significance. The proposed works will complement the existing residential setting so as to not detract from the significance of the nearby heritage item. The existing streetscape character of George Street is of single storey dwellings varying in size and design. It is not considered necessary for the proposed development to be constructed of a certain style and their siting will not result in any impact on the significance of the heritage item.

The proposed multi-dwelling housing will be in keeping with recent developments within the street and is considered to complement the streetscape. Therefore, the proposed development is not anticipated to have any detrimental impact on the heritage significance of the surrounding heritage item.

Part C8 – Residential Design

Requirement	Provision	Compliance
<u>Design Criteria</u> Detailed site analysis to be submitted with a DA.	Provided	Yes
<u>Development incorporating existing dwellings</u>	N/A to the proposed development.	N/A



<u>Bulk Earthworks & Retaining Walls</u>		
Bulk Earthworks Plan to be provided.	Refer to attached plans.	Yes
Max 600mm fill to be retained when close to boundary	No fill proposed close to boundaries.	N/A
Max. 900mm cut to be retained when close to boundary.	No cut proposed close to boundaries.	N/A
Engineers design for walls >1m or terraced in close proximity.	Retaining walls capable of complying a required.	Yes
<u>Street Building Setbacks</u>		
Front setback in urban residential zone = 5.0m.	4.835m in keeping with the established streetscape.	Suitable outcome achieved.
Secondary setback 3.0m.	N/A	N/A
Irregular shaped lots can have min. 4m front setback provided dwelling averages 5m over width of frontage.	N/A	N/A
Dual Occ on corner lot – dwelling fronting secondary street to have minimum 4m setback.	N/A	N/A
Garage/Carport setback: 6m primary street	4.835m to side wall of the garage. Side entry proposed to the garage to minimise dominance of the garage despite the numerical non-compliance.	Variation requested.



5.5m secondary street.	N/A	N/A
Infill development to give consideration to existing streetscape.	Setbacks to considered to be in keeping with the streetscape	Yes
Other Zones: RU1 – 20m (15m 2ndry) RU2 – 20m (15m 2ndry) R5 – 20m (10m 2ndry) E4 – 20m (10m 2ndry) R5 (Dunmore Estate, Largs) – 10m (6m 2ndry)	N/A	N/A
<u>Side & Rear Setbacks</u> <u>Urban Zones</u> 1.0m – walls up to 3m 1.0m + 0.3m for every meter of wall height over 3m and <7.2m. Increase setback by 1m for every meter over 7.2m. Zero Lot Line in urban zone where: 3m max height and no impact on neighbours; No openings unless compliant with BCA. Zero lot line to 50% of elevation only. RU1 – 10m side, 10m rear RU2 – 10m side, 10m rear R5 – 6m side, 6m rear E4 – 6m side, 6m rear	Single storey walls – Min 2.075m Min. 2.075m to two storey components with a wall height of 6.44m. N/A N/A N/A	Yes Yes N/A N/A



R5 (Dunmore Estate, Largs) – 4m side, 4m rear.		
<u>Site Coverage & Unbuilt Areas</u> <i>Site cover includes garage, driveway, paths & under roof areas.</i> <i>Unbuilt includes ground level POS.</i> <u>Dwelling</u> Site Cover = max. 60% Unbuilt = min. 40% <u>Small Lot Housing</u> Site Cover = 60% Unbuilt = 40% <u>Dual Occupancy</u> Site Cover = 60% Unbuilt = 40% <u>Multi Dwelling</u> Site Cover = 70% Unbuilt = 30% <u>Residential Flats</u> Site Cover = 70% Unbuilt = 30%	56.01% 43.99%	Yes Yes
<u>Building Height, Bulk & Scale</u> <u>Dwelling</u> 8m max height all zones <u>Dual Occupancy</u> R1 General Res = 8m Business zones = 11m <u>Multi Dwelling</u> R1 General Res = 8m	Approx. 6.73m	Yes



<p>Business Zone = 11m</p> <p><u>Residential Flats</u></p> <p>R1 General Res = 11m</p> <p>Business Zones = 14m</p>	N/A	N/A
<p><u>External Appearance</u></p> <p>Consider character, scale and massing of surrounding development.</p>	<p>The proposed development is a two storey development within a residential area that is undergoing urban renewal. The scale of the proposed development is considered to be in keeping with similar developments within the Maitland LGA which are of a modern contemporary nature and generally two storey in scale.</p>	Yes
<p>Varied finishes to provide interest.</p>	<p>Varied colours and finishes provided. Material and Finishes schedule provided for Council's consideration.</p>	Yes
<p>Design elements to provide interest.</p>	<p>Design elements have been suitable located and incorporated within the proposal to create interest in the development.</p>	Yes
<p>Entry addressing street.</p>	<p>Entry to all of the proposed units are orientated to the driveway access.</p>	No – See below
<p>Corner sites to address both frontages.</p>	N/A	N/A



Garage integrated into design.	Garages setback and appropriately integrated into the design of each dwelling.	Yes
Garage forward of dwelling only where it benefits design and streetscape.	N/A	N/A
Garage doors max. 50% dwelling	N/A - No garages facing the street.	N/A
Adjoining garage in dual occ to be staggered by 1m.	N/A	N/A
Minimise driveway area.	Central driveway provided to the proposed multi-dwelling development. The driveway area is considered suitable for site width and number of dwellings serviced by the driveway.	Yes
<u>Open Space</u> POS to provide: Principal area as per Figure 20 (varied by orientation) POS off living area. 2% cross fall of principal area. POS forward of building line only where orientation requires.	Each dwelling provides 35m ² of landscaped POS directly adjacent to the living spaces. POS off living and dining rooms. Capable of being provided. N/A	Yes Yes Yes N/A
<u>Sites with Boundary to a Laneway</u>	N/A	N/A
<u>Accessibility and Adaptable Housing</u> Not required for developments of up to 9 dwellings.	N/A	N/A



<u>Landscape Design</u>		
Site disturbance shall be minimised and existing landscape elements such as above-ground rock formations, significant trees and watercourses shall be preserved where possible.	Site disturbance minimised as much as practical for the proposed development. No natural features of value to be removed as part of the proposed development.	Yes
Retain vegetation where possible.	Three (3) minor trees adjacent to the rear boundary to be removed. Additional landscape planting to be provided.	For Council's consideration.
The development shall be designed to provide the maximum opportunity for tree planting.	Tree planting proposed as part of the development.	Yes
Appropriately design for functional landscaping.	Functional landscaped area provided for each dwelling.	Yes
Detailed landscape plan to accompany the DA	Provided for Council's consideration.	Yes
<u>Fencing and Walls</u>		
Dividing fences 1500mm – 1800mm.	Capable of complying.	Yes
Front fencing to be 900mm from boundary.	Capable of complying	Yes
Side fencing forward of building line 750mm	Capable of complying	Yes
If front fencing does not relate to POS area it may be: 1200mm high;	Capable of complying	N/A



no sheet metal; design to integrate with dwelling.		
<u>Driveway Access & Parking</u>		
Driveway 900mm setback from side boundary.	>900mm setback	Yes
Driveway width min. 2.7m within site.	>2.7m	Yes
Landscaping shall be incorporated into the design of driveway and manoeuvring areas to minimise the expanse of hard surfaces and adverse visual impacts on the streetscape.	Suitable landscaping incorporated into the design of the development to mitigate against the visual impact of the central driveway.	Yes
Driveways within a site shall be at a maximum grade of 4:1	Capable of complying.	Yes
<u>Carparking</u>		
2 Bedrooms = 1 space	2 spaces provided within proposed garage of each dwelling.	Yes
>2 Bedrooms = 2 spaces	2 visitor parking spaces provided to the rear of the development.	Yes
1 visitor space per 3 dwellings		
Min. 1 required space to be covered	Provided within garage of each dwelling.	Yes
Stacked parking in driveway permitted where a direct street frontage is available.	N/A	N/A
Single Garage = 5.5m x 3.5m. Garage door min. 2.7m wide.	N/A	N/A



Double Garage = 5.5m(L) x 6m(W) Garage door min. 5.2m wide.	Min. 6.0m x 5.5m 4.3m wide	Yes No – See below
<u>Views Visual/Acoustic Privacy</u> Prevent overlooking through design.	Suitable setbacks and orientation to prevent overlooking of living spaces and POS of adjoining developments.	Yes
Appropriate building separation and siting to minimise noise impact.	The proposed development is a residential nature with low level noise generate by the development. adequate separation is provided to minimise the potential for acoustic impacts from the proposal. .	Yes
<u>Water & Energy conservation</u> North facing living where possible.	North facing POS and living areas provided to the rear of the development. All units of the development are provided within suitably orientated POS and living areas to receive solar access in the morning or afternoon.	Yes
BASIX Certificate	Provided	Yes
Solar access to north facing living areas 3hrs 9am-3pm.	>3hrs of solar access available to the living areas of each dwelling.	Yes
50% POS 3hrs 9am-3pm.	>3hrs of solar access available to the POS of each dwelling.	Yes
Where existing doesn't comply do not reduce by >20%.	N/A	N/A



<u>Stormwater Management</u> Appropriate drainage design.	Drainage details submitted for Council's consideration.	Yes
Erosion and sediment control plan required.	Provided.	Yes
<u>Security, Site Facilities & Services</u> Buildings adjacent to a public or communal space shall be designed to maximise natural surveillance, having at least one (1) habitable room window per dwelling facing that area.	Casual surveillance of the street and surrounding spaces can occur from the first floor habitable rooms of the units facing George Street.	Yes
Each dwelling shall be provided with direct and convenient pedestrian access to a public road.	Provided	Yes
Area to be allocated for services such as clothes drying, bins, letterbox etc.	Adequate area provided for all required services and facilities.	Yes
All services – reticulated water, sewerage, electricity and telecommunications (and natural gas where available) shall be installed to meet the requirements of the relevant service provider.	All services available to the subject site.	Yes

Variation Requests

Entry orientation - The proposed design does not include front entry doors that directly faces the street. Whilst the proposed entry arrangement for each dwelling does not strictly meet the Council's DCP requirement, it is considered that having entry's off the central driveway area are a suitable design outcome for this particular site.



Visibility to the public domain is not compromised by the arrangement of the entry as habitable rooms to the ground floor allow casual surveillance of the shared driveway whilst habitable rooms to the first floor permit passive surveillance to the street. Future landscaping treatment to occur within the front setback will not obstruct direct sightlines to the street, as the mature height of selected vegetation is restricted due to deliberate selection of low lying vegetation.

Whilst the front façade does not explicitly contain an opening to enable direct entry in the buildings, the design deliberately emphasises the entrances off the central driveway in order to compensate for its absence. Moreover, a pathway will be constructed from the property boundary to the side entrance so as to distinguish the primary entrance to each dwelling.

As the proposed design is considered to meet the relevant objectives of Council's the entry arrangement will result in an acceptable outcome and should be supported.

Garage door width – Council's policy requires double garages are to be provided with a garage door with a minimum width of 5.2m. The proposed dwelling provides a double garage with a 4.3m wide garage door and requires a variation to the control.

It is understood that this requirement is designed to ensure that suitable access is available to the garage to permit access to the parking spaces whilst not becoming a dominant feature within the development.

The dwellings have been designed with the required 2 parking spaces each and a side access garage to allow access from a central driveway. As the garages are orientated to the central driveway and the dwellings are well articulated the garages are not considered to dominate the front façade or the streetscape.

Despite the non-compliance the proposed garage door widths are considered to be in keeping with modern developments in the surrounding area and poses no greater impact than that of a compliant garage door arrangement. Therefore, the proposed double garage doors are considered to be acceptable and the variation should be supported.



Part C10 – Subdivision

Strata subdivision forms part of the proposed development. A Concept Subdivision Plan accompanies the subject application to Council.

Part C11 – Vehicular Access & Parking

The proposed development is required to provide 2 onsite parking spaces per dwelling with more than 2 bedrooms and 1 visitor parking space for the first 3 dwellings and 1 space for every five dwellings thereafter. Each dwelling within the multi-dwelling housing development provides a single garage with suitable internal dimensions and access. Two visitor parking spaces are provided to the rear of the development. The parking arrangements are compliant with the relevant Australian Standards and are found to be an appropriate design outcome for this particular development. Please refer to parking and access controls noted above.

PART D – LOCALITY PLANS

The subject site not identified as being located within any of the identified locality plans in this part of the DCP.

* * *

Conclusion with respect to DCP requirements

The proposal satisfies the objectives of the relevant development standards relating to multi-dwelling housing. The siting of the development is considered to be appropriate for this particular site despite the requested variations to development controls as discussed above.

(iia) Relevant planning agreement, or draft planning agreements

There are no known planning agreements that would prevent the proposed development from proceeding.



(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwellings provides generous boundary setbacks, contributing to spatial separation and openness between developments. The articulated design will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements to provide interest within the facade. In this way, the proposal provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged to occur during construction.



(c) The suitability of the site for the development

The subject site is within an established residential area within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The proposed multi-dwelling housing development, the subject of the application, can be constructed with all services necessary and have been designed to suit site constraints and the character of the surrounding residential setting.

The proposed works are permissible with development consent under the provisions of Maitland Local Environmental Plan 2011, and generally satisfies the objectives of the Maitland City Wide Development Control Plan 2011 as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The proposed development has been considered in respect to the relevant Environment Planning Instruments and deemed to be satisfactory with respect to those requirements.

The proposed multi-dwelling housing development is not envisaged to impact upon the amenity of neighbouring properties or the surrounding area from a visual perspective, noise or privacy due to the appropriate design and applicable environmental measures.



The development of the site is considered to be reasonable in the circumstances and should be supported based upon the proposals ability to be appropriately implemented and function with minimal impact. The proposal identifies and relates to the site characteristics and the surrounding area.

Having considered the requirements of all environmental planning instruments and Council's DCP the proposed landuse activity and associated works are considered acceptable and maintain the integrity of the existing area. There are no potential adverse impacts identified under the relevant heads of consideration under S4.15 of the *EP & A Act 1979*.

Given the objectives of the relevant planning policies, codes and requirements of the *EP & A Act 1979* have been duly satisfied the proposed development is considered to be appropriate for the site and is anticipated to have a positive benefit on the surrounding area.

Maxine Booth (B.UrbRegPlan & MPIA)

Town Planner

Urban Planning & Building Consultants

22 May 2023