

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Project:

**Two into Five Lot Subdivision**

Site:

**LOT 1, DP 738523 & LOT 11, DP 1293044,  
7 & 23 Bella Street,  
HORSESHOE BEND**

Applicant:

**GERARD BOLAND**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
PROPOSED SUBDIVISION  
LOT 1, DP 738523 & LOT 11, DP 1293044,  
7 & 23 Bella Street, HORSESHOE BEND**

**Site Analysis**

The subject land is located at 7 & 23 Bella Street, Horse Shoe Bend.

Currently there is a single storey brick residence upon the two properties. The land is 3200.8 sqm in size.

The owner wishes to undertake a two into five lot Subdivision of the Site as per the attached plans. The proposed Lots will be:

- Lot 1 - 507.0 sqm
- Lot 2 - 507.6 sqm
- Lot 3 - 506.1 sqm
- Lot 4 - 489.8 sqm
- Lot 5 - 1109.3 sqm

The land is zoned R1 Low Density Residential.

Under the auspices of the Maitland Local Environmental Plan 2011 the objectives of the R1 General Residential are:

**Zone R1 General Residential**

**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; 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

The proposed subdivision complies with Maitland Councils requirements.

### **Flooding & Subdivision (Maitland DCP)**

The existing property is affected by Part B.3 Hunter River Floodplain. The property is found on Map 004C of the attached plans. These show that the land is:

- Affected by the 1:100 ARI (1% annual Excedence probability)
- May be affected by a flood depth greater than 0.5 meters
- May be affected by a flood velocity less than 0.5 meters per second
- Most of the lot hydraulic classification is deemed as flood storage or temporary storage. The area nearer the levee banks is deemed Flood Fringe.
- The area is deemed a High Flood Hazard Area.

We note that the Hunter River Floodplain document in Section 4 discusses "Flood Aware Design and Construction". At this stage the proposed vacant lot has no attached design associated with, we understand at some future time in the future a DA may be made for construction of a new residence. We acknowledge that the design of this future construction will be influenced by the current standards and the Hunter River Floodplain standards.

We believe that the proposed subdivision meets the initial require for subdivision under Part C.10 of the Maitland DCP "To promote the efficient use of an increasingly limited land resource in the City Maitland" In that it will at some later point provide much needed residential land close to Maitland CBD.

We believe that the proposed subdivision meets all requirements of the DCP and that any future construction issues will be deal within the design of a future dwelling.

### **Access and Traffic**

All Lots will access to and from Bella Street.

Traffic generated as a result, of this Subdivision will have minimal effect on the existing volumes in and around the Development area.

### **Flora and Fauna**

The proposed lot is grassed with no major trees, there will be no impact of native habitat. Any future works will take into account silt fencing as to protect adjacent vegetation.

**Servicing**

The existing lots is already serviced with water, sewer, electrical, and telecommunication services. Amplification of these services for the second will be at the owners expense and in consultation with the relevant Service Authority

**Drainage**

The drainage will fall to Bella Street. Any future design will comply with Current Council regulations.

**Heritage**

There are no Heritage related issue to be dealt with as part of this Submission

**Privacy, Views, Overshadowing**

As the existing building is single storey, no overshadowing issues are relevant to this application

There are no Views either to be enjoyed or hindered by our clients proposal.

**Summary**

We believe our client's proposal complies with Maitland City Council's current Subdivision Code and we look forward to a favourable assessment at Council's earliest convenience.