

Statement of Environmental Effects

Development Application for proposed exhibition home, signage and associated site works including retaining on Lot 117 DP1284569 at 90 Hillgate Drive, Thornton 2322



Prepared by

Perry Homes

FEBRUARY 2024

49 Minjungbal Drive Tweed Heads South NSW 2486

☎ 0755699400

✉ ricky@perryhomes.com.au

Disclaimer

This report was prepared for the exclusive use of the stated client to accompany a development application to Maitland City Council relating to a proposed exhibition home, signage and associated site works. The report is not to be used by another other person or entity without approval from the author. Perry Homes Pty Ltd accepts no responsibility for any loss or damage resulting from unauthorised use of the report.

Document Control

Revision	Date	Description	Prepared	Checked
A	19/02/2025	Final	RZ	RZ

Table of Contents

Introduction	5
Development Proposal	5
Variations Sought.....	5
Site Characteristics	5
Site Constraints.....	5
Land Contamination	5
Acid Sulfate Soils	5
Bushfire Prone Land.....	5
Flood Planning	6
Heritage.....	6
Statutory Assessment	6
Building Sustainability Index: BASIX.....	6
Maitland Local Environment Plan 2011.....	6
Clause 4.3 Height of Buildings	6
Clause 4.4 – Floor Space Ratio	6
Clause 7.1 – Acid Sulfate Soils	6
Clause 7.2 – Flood Planning	6
Clause 7.3 – Earthworks	6
Maitland Development Control Plan 2011 – Part C Design Guidelines	6
C.3 Exhibition Homes & Villages	6
Location	6
Access & Car-Parking.....	7
Hours of Operation.....	7
Ancillary Uses	7
Utilities & Services	7
Signage	7
Consent Period	7
C.8 – Residential Design	7
Site Analysis & Site Context.....	7
Development Incorporating Existing Dwellings.....	7
Bulk Earthworks & Retaining Walls	7
Street building Setbacks	7
Site Coverage & Unbuilt Areas.....	8
Building Height, bulk & Scale	8
Open Space.....	8

Sites Having a boundary to a Laneway	8
Accessibility & Adaptable housing.....	8
Landscape Design	8
Fencing & Walls	8
Driveway Access & Carparking	8
Views, visual & Acoustic Privacy	8
Water & Energy Conservation.....	8
Stormwater Management.....	8
Waste Management	9
Erosion & Sediment Control.....	9
Traffic Management	10
Conclusion	10

Introduction

Approval is sought from the consent authority, being Maitland City Council. This Statement of Environmental Effects has been prepared to accompany development application for an exhibition home, signage and associated site works including retaining.

Development Proposal

The proposal involves the construction of exhibition home, signage and associated site works including retaining. A full set of architectural plans accompany the application. The proposal specifically entails:

- Use of the exhibition home will be 7 days a week, 9am-5pm.
- Front fencing
- Exhibition home to be operated by a single staff member.
- A 4-year use period is requested.
- Erection of 2 x sign within front setback
- Fit out of garage into Sales office.

At conclusion of the use, the home will be converted back to a dwelling.

Variations Sought

The latter part of this report assesses the proposal against the applicable statutory provisions. No variations to the Local Environment Plan or Development Control Plan are sought in this instance.

Site Characteristics

The subject site is described as Lot 117 DP 1284569, no. 90 Hillgate Drive, Thornton 2322. The land has an area of 980m² with frontage to Hillgate Drive. The site is adequately serviced by electricity, telecommunication, sewer and water services. The land is relatively flat and is bound to similar sized residential properties to the South.

Site Constraints

Land Contamination

It is unlikely that the land would have been contaminated from past land uses therefore no further investigation is necessary.

Acid Sulfate Soils

The land is not mapped to contain Acid Sulfate Soils. Works proposed below 1 metre are considered minor and hence negate the need for further testing/treatments.

Bushfire Prone Land

The lot is mapped as bushfire prone Land pursuant to NSW Planning Portal Mapping. An assessment accompanies the application.

Flood Planning

The subject site is not mapped as flood prone hence no further action required.

Heritage

A review of local and state government mapping has found that the subject site is not affected by a heritage overlay hence no further assessment is required.

Statutory Assessment

Building Sustainability Index: BASIX

A BASIX assessment has been prepared in accordance with the SEPP requirements. A certificate accompanies the development application. The proposed development meets water, thermal comfort and energy targets.

Maitland Local Environment Plan 2011

The subject site is zoned R1 – General Residential. The objectives of this zone are as follows:

- 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.

An exhibition home is permitted with consent.

Clause 4.3 Height of Buildings

Height controls in the LEP do not apply to residential areas.

Clause 4.4 – Floor Space Ratio

FSR controls in the LEP do not apply in residential areas.

Clause 7.1 – Acid Sulfate Soils

The land does not contain Acid Sulfate Soils. Works proposed below 1 metre are considered minor and hence negate the need for further testing/treatments.

Clause 7.2 – Flood Planning

The land is not flood affected.

Clause 7.3 – Earthworks

Minor excavation works are proposed but the natural topography of the site will be retained.

Maitland Development Control Plan 2011 – Part C Design Guidelines

C.3 Exhibition Homes & Villages

Location

The subject site is located off Hillgate Drive which is accessed via Raymond Terrace Road. Hillgate Drive is a feeder road which is the main thoroughfare to other parts of the subdivision.

Access & Car-Parking

The proposal will provide for 1 x off street car space. Hillgate Drive contains ample on street car spaces so as to ensure those visiting the home can park without causing nuisance to those living in the immediate locality. Hillgate Drive is accessed directly off Raymond Terrace Road

Hours of Operation

The exhibition home will operate 7 days a week from 9am-5pm.

Ancillary Uses**Utilities & Services**

The site has provision to connect to all essential services including water, sewer, electricity and telecommunications.

Signage

The development proposed two signs; 1 x flag pole sign and another corporate banner sign. Specifications for these signs accompany the application. Both signs will be located within the front setback and not have a height that exceeds to ridge height of the dwelling.

Consent Period

A consent period of 4 years is requested for the use of the exhibition home.

C.8 – Residential Design**Site Analysis & Site Context**

The subject site is a greenfield site in Thornton with residential dwellings and dual occupancies common in the immediate locality. The bulk and scale of the proposal is consistent with that of existing development.

Development Incorporating Existing Dwellings

Not Applicable.

Bulk Earthworks & Retaining Walls

As mentioned previously, the subject site is relatively flat. Minor cut and fill is required in order construct a level building pad. Retaining is proposed parallel to part of the southern and eastern boundaries and will have a maximum height of 1000mm.

Street building Setbacks

The proposed development achieves the following setbacks:

Front: 4.9m

Garage: 6.02m

Side: 14m & 1.6m

Rear: 5.3m

Compliance with building envelope controls set out in the DCP ensure that the dwelling does not unduly affect existing or future development on adjoining properties by way of overshadowing, impinging on privacy, or unreasonably obstructing views. Furthermore, opportunities for solar access are increased for both adjacent properties and the subject dwelling.

Site Coverage & Unbuilt Areas

The total site coverage of the exhibition home and ancillary development is 50%. This includes all areas under the roof and driveway. A minimum unbuilt area of 50% will be provided hence compliant.

Building Height, bulk & Scale

The proposed development has maximum height of 5.6m.

The bulk and scale of the proposal is consistent with that of existing dwellings in the immediate locality.

Open Space

The development provides for sufficient private open space to rear of the dwelling. The open space to the north is flat and has direct access to internal living areas.

The open space provided has dimensions exceeding 5m and overall area of approximately 60sqm with a northern orientation.

Sites Having a boundary to a Laneway

Not applicable.

Accessibility & Adaptable housing

Not applicable.

Landscape Design

The proposal incorporates turfing of unbuilt areas within the lot with a garden proposed at the rear to stabilise the earth batter.

Fencing & Walls

Front and return fencing is proposed. See plans.

Driveway Access & Carparking

Access will be provided by way of crossover off Hillgate Drive. A driveway approval has been issued by council. The exhibition home will provide 1 open car space in the driveway with on street parking to be utilised by visitors to the display.

Views, visual & Acoustic Privacy

The proposed development is to be contained within the building envelope set out within the DCP therefore views enjoyed by neighbouring allotments are not to be intruded upon. Noise levels during occupancy are to not exceed that of background noise levels. The positioning of windows and outdoor living areas ensures that adjoining lots retain a high level of privacy.

Water & Energy Conservation

The development includes water conservation measures by incorporating water tanks with fixtures connected and star rated taps.

Stormwater Management

Stormwater will be discharged to legal point at rear of lot.

Waste Management

A separate waste management plan accompanies the development application detailing measures employed during and after construction. Waste generated after occupation is to be stored and collected in accordance with the applicable council policy.

Erosion & Sediment Control

The following plan will be implemented prior to and during construction works as to ensure that erosion and the run off of sediment does not affect neighbouring sites nor enter into waterways or streams nearby.

- All erosion and sediment control measures are to be installed prior to the commencement of any work, including cutting and filling.
- All sediment control measures are to be constructed to prevent sediment from leaving the site or entering downstream properties, drainage lines or watercourses.
- Disturbance of the site must be minimised.
- A sediment control fence must be installed at the downslope perimeter of the disturbed area to prevent sediment and other debris from leaving the site.
- Sediment fencing is to be trenched in at least 150mm and buried with the ends turned upslope.
- Where catchment area is more than 0.5ha direct up slope runoff around the site, by the use of a diversion bank or channels. These devices may require measures to control erosion depending on the volume of flow anticipated.
- Vehicular access is to be restricted to one stabilised access point which is to be constructed of 40mm crushed stone aggregate or recycled concrete 150mm deep, 2.5m wide and extend from the kerb line to the slab or building line or for at least 15m on rural allotments.
- Stockpiles of erodible materials (sand, soil, spoil and vegetation) must be protected by a sediment fence or bund. If the stockpile area is to be prone to high winds or is to be there for a long time then the stockpile must be covered.
- Stockpiled material must be stored clear of any drainage line and within the property boundary. NOTE: Stockpiles are not permitted on footpaths or roads.
- Immediately following installation of the roof cladding, all guttering and downpipes are to be connected to the stormwater system. Inspection of the frame is not to be arranged until this is completed.
- All erosion and sediment control measures are to be regularly maintained in good working order at all times and inspected for adequacy following any rainfall event.
- All trenches within the development site are to be backfilled and compacted to a level of 75mm above adjoining ground level. This may not apply on public land, consult with Council staff.
- All disturbed areas are to be made erosion resistance by vegetation (ie min 70% coverage), turfing or stabilised by paving on completion of the works and prior to occupation and/or use of the building or, all necessary erosion and sediment control devices are to be left in place.

Traffic Management

Additional traffic levels as a result of the proposed development are considered to be negligible and in accordance with those levels expected of the area. The management of traffic during the delivery of supplies to site will be undertaken by the site supervisor.

Conclusion

The proposed exhibition home, signage and minor earthworks represents a logical, well designed development of residential land and is a product of the building design standard as set by council. The subject site can safely accommodate the proposed development without generating negative impacts upon the surrounding built and natural environment or the amenity of the immediate locality. As a result council support for the development is respectfully requested.