

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS 85 CARRINGTON STREET, HORSESHOE BEND

12th March 2025

INTRODUCTION

This Statement of Environmental Effects constitutes part of the Development Application for the proposed alterations to 85 Carrington Street Horseshoe Bend as prepared by Bourne Blue Architecture, for Sue Redmayne.

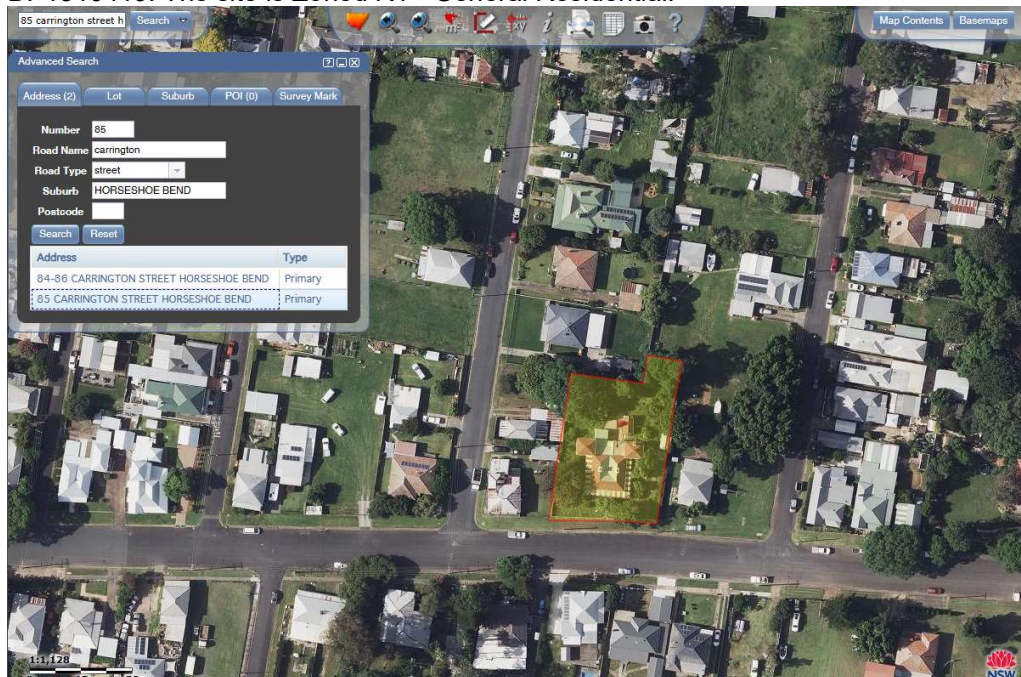
The objective of the proposed development is to provide a single dwelling with good amenity for the owner/ occupiers, while having minimal impact on the surrounding area of residential development, and the surrounding natural environment. An important component of the brief is to retain the integrity of the existing heritage listed residence.

This statement:

- provides information on the site, its suitability, present and previous uses, and surrounding context
- provides information on the proposed development
- reviews the relevant planning controls and assesses the proposal's compliance in terms of these provisions
- considers the likely impacts of the proposed development on the natural and built environments both during and after construction, and nominates the proposed method of mitigating any adverse effects

THE SITE

The site of the proposed development is 85 Carrington Street Horseshoe Bend being Lot 28 DP1310419. The site is Zoned R1 - General Residential.



Aerial map from Sixmaps

The site has an area of 1387m²

The block contains a single weatherboard dwelling and two separate small sheds (one weatherboard- one masonry).

The existing vegetation on site has been located by the detailed site survey (see attached), and is indicated on the Development Application plans.

The immediate site context is bounded thus:

- North by 10 Robins Street (an existing dwelling)
- East by 87 Carrington Street (an existing dwelling) and 3 Portland Street (vacant lot)
- South by Carrington Street.
- West by 6 Robins Street and 79 Carrington Street (both lots with existing dwellings)



Image from realestate.com

DESCRIPTION OF PROPOSED DEVELOPMENT

Currently onsite is a heritage listed 5 bedroom dwelling, with two small sheds. There is significant, mature vegetation on the site, both in the front and rear yards. The sheds are currently used for ancillary purposes (storage)

The proposed development is to;

- Reconfigure the back of the existing house, removing a lean-to containing toilet and bathroom. adding a new kitchen and living space.
- Interior layout changes.

- Minor staircase changes to make existing externally accessed bedrooms (currently from the covered veranda) to be internally accessible.
- New small addition to provide an ensuite and walk in robe to the main bedroom.
- Alterations to the existing weatherboard shed- an outhouse for undercover outdoor living.
- Demolition of existing masonry storage shed and construction of new double garage and driveway.

SUITABILITY OF LAND FOR DEVELOPMENT

The subject site is surrounded by established residential development, consisting predominantly of single dwellings. The proposed works will not alter the current use of the site.

COMPLIANCE WITH STATUTORY & COUNCIL CODE REQUIREMENTS **MAITLAND LOCAL ENVIRONMENTAL PLAN 2011**

Part 2 – Permitted or prohibited development:

The site is zoned R1 - General Residential.

The proposed development complies with the objectives of this zone.

Part 4 – Principal development standards:

4.3 Height of Buildings – The DCP 2011 notes dwellings in any zone are to be a max. of 8.5m. The work proposed does not exceed existing building heights currently onsite, which is under the noted 8.5m.

4.4 Floor Space Ratio – The proposed gross floor area is 211.85m², resulting in a floor space ratio of 0.15:1

(1387m² total site area, gross floor area excludes garage and associated storage proposed)

Part 5 – Miscellaneous provisions:

5.10 Heritage Conservation – A Heritage Consultant was engaged at the commencement of the project and they guided the design process throughout. A Heritage Impact Assessment has been prepared as part of this Development Application.

MAITLAND DEVELOPMENT CONTROL PLAN (PART C-Design Guidelines 2011)

C.4 HERITAGE CONSERVATION

A Heritage Impact Assessment has been prepared as part of this application.

C.8 RESIDENTIAL DESIGN

3 Development Incorporating Existing Dwellings (Chapter 3.2 – General Residential) Controls

The works proposed involves alterations and additions to the existing heritage listed (Locally significant dwelling). The dwelling will continue to operate as a single residence after proposed works.

4 Bulk Earthworks and Retaining Walls.

There are no planned retaining walls and minimal cut is anticipated for the proposed work.

5 Street Building Setbacks

The proposed alterations and additions to the residence occur to the rear of the site- under the current building ridge height.

Two small existing openings are proposed to be closed in on the southern elevation, visible from the front façade (refer Architectural drawings) These existing openings which give

access to the stairwells to two elevated bedrooms (one to the west as well as one to the eastern wing of the existing home) will be enclosed with timber stud walls and weatherboard cladding to match existing to change access from these bedrooms from externally accessible to internally accessible.

The proposed garage to the east of the site is a single-storey, two car garage of masonry and light weight cladding with sheet metal roof. The garage is proposed behind the existing building line as visible from the street elevation and is anticipated to be visually recessive compared to the existing main residence.

6 Side and rear setbacks.

The proposed works is located to the rear of the existing dwelling and do not exceed past the rear of the existing weatherboard shed. As part of the proposed works- this existing weatherboard shed will be renovated to allow undercover outdoor living space.

The two vehicle garage proposed is setback a minimum of 900mm from the eastern boundary (Refer Architectural plans for details) The garage will be two, high- pitched gable end roofs- with flat roof between in a style to be sympathetic with the aesthetic of the existing home. The highest points of the south eastern ridge will slightly exceed the setback requirements. (General requirements 6.4B: 0.9m plus .3m for every metre of wall height over 3.0m and less than 7.2m)

7 Site Coverage and Unbuilt Areas

The site area coverage for the single residential dwelling, garage driveway and paved areas is considered modest compared to the unbuilt area.

Site area 1387m² total site area,

Site coverage including hardstand areas- 502m² (less than the 60% allowable site coverage- 832m²)

8 Building Height, Bulk and Scale

The proposed work to the existing dwelling and new garage sit below the existing residence existing ridge height. No proposed work will exceed the 8.5m maximum building height as noted in the DCP- see Architectural elevations and sections for building heights. Refer Architectural site and floor plans for spot heights/ contours as well as finished levels of private open space, the proposed driveway and existing and proposed floor levels.

9 External Appearance

The planned additional space to the existing heritage listed residence is to the rear of the dwelling and as such will not be visible from the street frontage.

The scale and materials proposed are in keeping with the existing and have been planned in a sympathetic addition. The existing ridge line of the main residence and existing chimneys will be retained. There are no changes to the existing front façade windows or doors- with the exception of the two accessways to the higher level bedrooms beyond the main building line as mentioned before (these openings from the veranda will be closed in, changing the access from the bedrooms from externally to internally accessible)

The current pedestrian access to the dwelling will remain as is- vis the existing path and front door central to the street frontage.

The garage proposed and driveway allow vehicle access to the site- with the garage located behind the main residence building line. The driveway proposed is modest in width and will comply with Council guidelines. The garage roof form and scale are sympathetic to the main

residence, with masonry and light weight cladding and sheet metal roof selected to be in keeping with what is currently onsite.

10. Open space

The size of the site allows for generous open space for the dwelling occupants. The new living and kitchen space gives direct access to a paved courtyard and the refurbished shed which will become undercover outdoor living space. This courtyard space has a northern aspect- and with the undercover area allowing flexible outdoor living in inclement weather. It is anticipated this courtyard will become the 'principal area' of the Private open space.

The rear yard is directly accessible from the living area and exceeds minimum dimensions for private open space as indicated in the DCP.

The garage position allows easy access for the occupants to the rear of the dwelling- and protects privacy from the eastern site boundary.

13. Landscape Design

No existing significant trees will be removed as part of the planned work.

14. Fencing and Walls

No new fences are proposed as part of the works.

15. Driveways.

The proposed driveway is located between the existing brickwork and aluminium fence opening on the street frontage to Carrington Street- and exceeds the minimum 900mm setback from side boundaries on the southern boundary. For dimensions/ location of the driveway please refer Architectural plans. The driveway services a two-vehicle garage with associated storage.

There is currently no pathway between the site boundary and kerb to Carrington street. Due to the clearance between the side boundary and the existing residence- there is unsuitable width to allow vehicle turning to allow for the cars accessing the site to enter, turn and leave the site in a forward direction.

16 Views, and visual and acoustic privacy.

The proposed works includes a new kitchen and living space to the rear of the dwelling. This space includes glazed doors and windows, allowing northern and eastern light, breezes as well as direct access from the private open space, rear yard and garage. Privacy is expected to be maintained for the occupants by the setbacks to the northern and eastern boundary- protection of the existing significant landscaping as well as the positioning of the proposed garage and outhouse.

17 Water and Energy Conservation

A basic certificate has been prepared as part of this application. The kitchen and living space Has been orientated to the north and east, allowing for solar access and natural ventilation.

No western facing windows are planned as part of the works.

Minimal impact is anticipated to the neighbouring dwellings and their associated private open space, due to the modest size of proposed works and setbacks.

18 Stormwater Management.

A water tank is proposed behind the new garage, refer Architectural plans.

19 Security, Site Facilities and Services

Council provided garbage bins will be stored out of sight from the street frontage in a position convenient for the owners. The meter box and all current services meters will remain in their current positions.

The existing pathway linking the street frontage to the main entrance of the house will be protected and retained.

CONCLUSION

The proposed development has been carefully designed with reference to its location, and to the surrounding buildings and landscape. It respects the character and scale of the neighbourhood, and will not cause unreasonable impacts on adjoining property in terms of privacy, views and solar access.