

ADVANTAGE

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STATEMENT OF ENVIRONMENTAL EFFECTS

35 High Street, Largs

Lot 18 DP 707136

Zoning: R1- General Residential

Proposed Development: Multi Dwelling and strata subdivision

Prepared by Advantage for **Paul Ackroyd**

CONTENTS

INTRODUCTION	3
EXISTING CONDITIONS	3
Local and Regional Context	3
The Site	4
PROPOSED DEVELOPMENT	4
General Description	4
Calculations	4
PLANNING CONTROLS	4
Maitland Local Environmental Plan 2011	4
Maitland Development Control Plan 2011, Part C.8 Residential Design	5
Maitland Development Control Plan 2011, Part C.10 Subdivision	5
PART C DESIGN GUIDELINES	6
Part C.8 Residential Design	6
Part C.10 Subdivision	10
CONCLUSION	10

INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Five Rivers in relation to land known as 35 High Street, Largs (Lot 18 DP 707136). The proposal is for multi dwellings consisting of 3 x 2 Single storey lightweight clad dwellings and a strata subdivision.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and type of development as set out in Section 79C (1) of the Environmental Planning and Assessment act 1979. As a result of this assessment, it is considered that the development of the site in the manner proposed is acceptable and is worthy of the support of Council.

EXISTING CONDITIONS

Local and Regional Context

The site is located at 35 High Street, Largs. The locality is an established residential subdivision that is characterised by a mixture of single dwellings and dual occupancies of single and double storey construction, positioned on variable sized lots. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



Map of location.

The Site

The subject site is identified as 35 High Street, Largs (Lot 18 DP 707136). The lot has an area of 825.49m² it has frontage to High Street of 20m. The block falls from the front to the rear.

PROPOSED DEVELOPMENT

General Description

The proposal is for multi dwellings consisting of 3 x 2 Single storey lightweight clad dwellings and a strata subdivision. The dwelling to the front is detached and fronts the street and rear 2 are attached.

Calculations

The development indices for the proposed are as follows:

Description	Proposed	Requirement	Compliance
Area of Site (m ²)	825.49m ²		
Gross Floor Area of dwelling/s (m ²)	233m ²		
Site Coverage (m ²)	66.9%	Max 70%	YES
Driveway / Paths/ Courtyards (m ²)	221m ²		

PLANNING CONTROLS

The proposed development is identified as Local Development under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Maitland City Council.

Maitland Local Environmental Plan 2011

The subject land is zoned R1 General Residential under the provisions of the MLEP2011. The provisions of the Maitland LEP and the R1 residential zone are: -

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; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential

flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; 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; Sewerage 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

Maitland Development Control Plan 2011, Part C.8 Residential Design

Aims of this section are:-

- (a) To set appropriate standards for all forms of housing within the City of Maitland.*
- (b) To provide measures to protect the natural and built environment and minimise conflicts which often arise through development.*
- (c) To ensure that development relates to site conditions and that the amenity of adjacent residential development is appropriately considered.*
- (d) To support the efficient use of residential land and expand the variety of housing options available in the City of Maitland.*

Maitland Development Control Plan 2011, Part C.10 Subdivision

Aims of this section are:-

- (a) To promote the efficient use of an increasingly limited land resource in the City Maitland.*
- (b) To encourage innovation in subdivision design to create a strong sense of community, a pleasant living environment and reduce environmental impacts.*
- (c) To encourage an integrated approach to street pattern, lot layout and facility provision to create desirable urban environments and character.*
- (d) To ensure that the principles of Ecologically Sustainable Development (ESD) are applied to the design of subdivisions and subsequent housing.*
- (e) To ensure that subdivisions protect and enhance rural character and prevailing views in the City.*
- (f) To facilitate different subdivision forms and the use of different land title systems which may assist in minimising and managing environmental problems (e.g. the use of community title to manage areas requiring environmental repair or common drainage or effluent systems).*
- (g) To ensure that subdivisions and subsequent housing take account of physical constraints such as bushfire, flooding, landslip, and the like.*
- (h) To protect key cultural resources (places of environmental heritage value) from land use or management practices that may lead to their degradation or destruction.*
- (i) To protect and enhance the limited amounts of remnant/contiguous vegetation in the City.*

PART C DESIGN GUIDELINES

Part C.8 Residential Design

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
3. Development Incorporating Existing Dwellings		
<p>a) To ensure that, where possible, existing buildings are retained and used for ongoing residential use.</p> <p>b) To ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible.</p> <p>c) To ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment project.</p> <p>d) To encourage sustainable building practices and resource efficiency by minimising the amount of material being diverted to landfill as a result of building demolition.</p>	NA	
4. Bulk Earthworks and Retaining Walls		
<p>a) To ensure that development responds sensitively to the topography of the land.</p> <p>b) To restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.</p> <p>c) To ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary interface.</p> <p>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</p> <p>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</p> <p>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</p> <p>g) To preserve topsoil.</p> <p>h) To ensure that adequate provision is made for drainage in relation to cut and fill practices.</p>	YES	The lot requires minimal cut and fill and only a small retaining as shown on the Bulk Earthworks Plan that makes up part of the documentation.
5. Street Building Setbacks		
<p>a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.</p> <p>b) To ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality.</p>	GENERALLY	The setback for the primary street frontage (High Street) 4.4m. The current dwelling is 100mm of the boundary and will be demolished rather than renovating a non-compliant dwelling. We would like the 100mm difference to be favourably considered.
6. Side and Rear Setbacks		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>a) To allow flexibility in the siting of buildings and the provision of side and rear setbacks.</p> <p>b) To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</p>	YES	The rear boundary setback is 2.1m. The minimum side boundary setback is 3m for the development.
7. Site Coverage and Unbuilt Areas		
<p>a) To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.</p> <p>b) To maximise opportunities for landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes.</p>	YES	The site coverage as shown in the included plans is 66.9%. The maximum for this type of development is 70%.
8. Building Height, Bulk and Scale		
<p>a) To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints.</p> <p>b) To ensure that the amenity of surrounding properties is properly considered.</p> <p>c) To minimise site disturbance and cut and fill.</p>	YES	The maximum height above natural ground of the proposed dwelling is approx. 5.1m above natural ground line. The maximum allowable is 8.5m.
9. External Appearance		
<p>a) To encourage the creation of attractive, well-designed residential development.</p> <p>b) To allow flexibility in design and use of materials while encouraging high architectural standards.</p> <p>c) To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass.</p> <p>d) To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes</p>	YES	The proposed dwelling shall be of lightweight cladding construction with a hip roof of Colorbond Custom Orb.
10. Open Space		
<p>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents;</p> <p>b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.</p> <p>c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</p>	YES	The private open space for proposed dwellings 1, 2 and 3 are located to the north and falls within the acceptable range requiring a minimum 5 x 5m principal space which is achieved with a private open space area of 47-49m ² .
11. Sites Having a Boundary to a Laneway		
<p>a) To ensure that new residential development is provided with a street address that contributes to the amenity of the development and gives new development a 'sense of place' in the overall urban environment.</p>	NA	

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p><i>b) To ensure that new development is consistent with and contributes to the character of the existing streetscape.</i></p> <p><i>c) To ensure that laneways are developed in a manner consistent with their design constraints and function as service roads.</i></p>		
12. Accessibility and Adaptable Housing		
<p><i>a) To provide adaptable housing that helps sustain community and family networks by allowing people to stay in their houses over the whole of their life.</i></p> <p><i>b) To ensure that new development is accessible and useable by people with disabilities and mobility impairment.</i></p> <p><i>c) To provide an adequate supply of housing stock that is designed and constructed to be accessible or capable of being easily adapted for use by those in the community with a disability or mobility impairment.</i></p>	NA	
13. Landscape Design		
<p><i>a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.</i></p> <p><i>b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).</i></p> <p><i>c) To encourage the integration of building and landscape elements</i></p> <p><i>d) To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development.</i></p> <p><i>e) To enhance the acoustic environment (e.g.: through fencing, blade walls and location of open space areas) of a development and provide visual privacy and shade.</i></p> <p><i>f) To blend new development into an established streetscape and neighbourhood.</i></p> <p><i>g) To encourage the use of native plant species.</i></p>	YES	Low maintenance landscaping is provided to enhance the appearance and amenity of the development. See accompanying documentation.
14. Fencing and Walls		
<p><i>a) To ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open spaces areas within the development or on adjoining land.</i></p>	YES	<p>Existing fencing in good condition will be retained.</p> <p>New 1 800 high Colourbond fencing will be provided between the dwellings.</p> <p>The private open space of res 1 will be fenced from the street by 1 500 high picket fence 50% transparency as shown on the plans.</p>
15. Driveway Access and Parking		
<p><i>a) To provide convenient, accessible and safe parking to meet the needs of residents and visitors which does not dominate the streetscape or cause congestion in nearby streets.</i></p>	YES	A shared driveway is proposed for the development. The width allows for a stacked park for each dwelling to be located on the driveway.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p><i>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</i></p> <p><i>c) To encourage the design of access and parking as part of the overall landscape design.</i></p>		
16. Views and Visual and Acoustic Privacy		
<p><i>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</i></p> <p><i>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</i></p> <p><i>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</i></p>	YES	<p>Minimal disruption to views will be caused by the development.</p> <p>The visual and acoustic privacy of both neighbouring properties and the proposed is deemed acceptable.</p>
17. Water and Energy Conservation		
<p><i>a) To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.</i></p> <p><i>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</i></p> <p><i>c) To avoid the potential for significant overshadowing of habitable rooms and private open spaces within the development itself and also with respect to adjoining development.</i></p> <p><i>d) To encourage the use of building materials that are energy efficient, nonharmful and environmentally sound.</i></p>	YES	The dwelling complies with BASIX requirements. See BASIX Certificate that constitutes part of this application.
18. Stormwater Management		
<p><i>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</i></p> <p><i>b) To prevent erosion, sedimentation and other pollution.</i></p> <p><i>c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.</i></p> <p><i>d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows.</i></p> <p><i>e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.</i></p> <p><i>f) To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water re-use within the dwelling and for landscaping purposes.</i></p> <p><i>g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.</i></p>	YES	An on site stormwater detention plan is provided as part of the documentation.
19. Security, Site facilities and Services		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>a) To provide adequate personal and property security for residents via "Crime Prevention Through Environmental Design" principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality.</p> <p>b) To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain.</p> <p>c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.</p> <p>d) To ensure that essential amenities and communication facilities are integrated within the residential design.</p>	YES	<p>The proposed Res 1 dwelling has its main entrance that address street and have clear views over the footpath in front.</p> <p>Bins will be stored behind a gate at the side of each dwelling. Clothes drying facilities will be in the back yard.</p>

Part C.10 Subdivision

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
DC.1 Lot Size and Dimensions		
To ensure all new lots have a size and shape appropriate to their proposed use, and to allow for the provision of necessary services and other requirements.	YES	The application is for a strata title subdivision see strata title subdivision plan attached with application.

CONCLUSION

The role of the development industry is crucial to public acceptance of new forms of housing and the future environment of the Lower Hunter. Designers and developers should recognise that good design and high standards of development will increase public acceptance of housing variety.

The proposal meets with the objectives of council requirements and therefore the owners respectfully request that council approve the application in its current state.