

Statement of Environmental Effects

PROPOSAL

DUAL OCCUPANCY(DETACHED) & ANCILLARY
DEVELOPMENT (CAR PARKING, DRIVEWAYS,
POOL AND POOL FENCING)

ADDRESS

32 James Street, Horseshoe Bend 2320
LOT: 76 DP:27081

JOB REFERENCE

643 - G & S DEVELOPMENTS

APPLICANT

YOUR HOME DESIGNS

DATE: 30 August 2025

VER: 1

Introduction

This Statement of Environmental Effects (SoEE) has been prepared by [Your Home Designs] on behalf of [Mr and Mrs HOLLIER] to accompany a Development Application for the construction of a new detached dual occupancy development at 32 James Street, Horseshoe Bend NSW 2320 (Lot 1 DP 741557).

In particular, this SoEE includes:

- a review of the site and the surrounding context;
- a comprehensive description of the proposed development;
- an assessment of the proposal against the provisions of the Maitland Local Environmental Plan 2011 (published 16 December 2011), the Maitland Development Control Plan 2011 (published 2011), applicable State Environmental Planning Policies (including but not limited to SEPP (Housing) 2021 and SEPP (Resilience and Hazards) 2021), and other applicable statutory controls; and
- a summary and conclusion.

This SoEE has been prepared in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires an assessment of environmental impacts, the suitability of the site for the proposed development and broader public interest considerations. This statement addresses the following key considerations as outlined in the Act:

- adherence to relevant environmental planning instruments, draft instruments under public consultation, development control plans, and any applicable planning agreements or proposed agreements under section 7.4;
- assessment of the potential impacts of the development, including effects on the natural and built environments, as well as social and economic implications within the locality;
- consideration of the site's appropriateness for the proposed development;
- review of any public submissions received in accordance with the Act or regulations; and
- confirmation that the development is consistent with the broader public interest.

This SoEE determines that the proposal aligns with the objectives and provisions of the Maitland Local Environmental Plan 2011 and the Maitland Development Control Plan 2011. We are pleased to submit this SoEE for the construction of a new primary dwelling and a secondary dwelling, which, once approved, will provide contemporary, well-designed residential accommodation that enhances housing choice within the R1 General Residential zone, contributes to local housing supply, and seeks to sensitively integrate with the streetscape and existing neighbourhood character while responding to site constraints such as identified flood planning levels and retained vegetation requirements.

The Subject Site and Locality

Local Character

The locality is characterised by low-density, predominantly residential development within the R1 General Residential zone of Maitland City Council. The surrounding area exhibits a mix of single and two-storey dwellings set on conventional urban lots, with modest front setbacks to James Street and modest allotment frontages typical of the locality. The site sits within the Central Maitland Heritage Conservation Area which imparts an underlying historic character and an expectation for new development to respond sensitively to established streetscape rhythms, massing and materials. The broader streetscape includes established trees and pockets of open grassed areas, contributing to a semi-urban, suburban character. Topographically the immediate area has a slight grade and a history of flood events, which is reflected in local development practice through elevated floor levels and attention to flood planning levels. Contemporary timber-clad and metal-roofed houses appear alongside older weatherboard forms, giving a varied yet cohesive suburban character where lightweight materials, articulated roof forms and verandah or balcony elements are common features.

Neighbourhood Scale & Streetscape

James Street presents a predominantly residential corridor with relatively narrow allotment frontages, modest garden setbacks and an informal canopy of street and private trees. The proposed development aligns with these established patterns by maintaining a front building setback that is consistent with adjacent properties and by retaining a defined building line to the street. The dual dwelling arrangement, with a secondary dwelling sited toward the front of the block and the primary dwelling set further back, responds to the lot's depth and the linear nature of neighbouring parcels while preserving a sense of rhythm along the street. The design's two-storey elements are comparable with surrounding built forms; the primary dwelling ridge height of approximately 8.73 m and eaves heights are resolved so the upper level reads as a compact volume rather than an imposing bulk. Balconies, alfresco spaces and timber cladding shown on the concept visuals reinforce the local preference for articulated facades and active frontages that contribute to street surveillance and pedestrian amenity. Vehicle access from James Street and the driveway to the secondary dwelling are consistent with local vehicular patterns, and the on-site garage provision retains car parking behind the primary building line to maintain a coherent streetscape.

Site Scale

The site is a long, relatively narrow allotment of 686 m² with an approximate 14 m frontage to James Street and a gentle fall across the lot. This geometry dictates a linear building arrangement with the secondary dwelling positioned toward the front of the block and the primary dwelling occupying the central to rear portion, which in turn creates usable private open space and a small pool at the rear with a 3 m setback. The proposed development has been arranged to respect immediate boundary relationships: a 0.9 m side setback is shown for the secondary dwelling and storage/garage areas are consolidated to reduce unnecessary encroachments. Existing on-site trees have been assessed in an arboricultural report, with selective removal and retention measures proposed; tree protection zones and a Tree Protection Plan will guide construction to minimise impacts to retained vegetation. Flood constraints materially influence the site response — the established Flood Planning Level of 10.22 m AHD requires finished floor and structural considerations that inform building heights, ground floor slab levels and the extent of excavation or fill. The design utilises concrete slab-on-ground construction for both dwellings and positions habitable spaces above the identified planning level where required, while ancillary storage and garage areas are located at lower ground alignment to manage flood and service needs. Survey information and detailed site levels remain critical to finalising exact finished floor levels, setbacks and retaining requirements; the drawings note that all boundaries, levels and structural measurements are subject to verification prior to construction.

Planning History

[] Planning history not provided.

Proposed Works

The proposal comprises construction of a new two-storey primary dwelling and a separate and detached dual occupancy two-storey dwelling on the single 686m² lot. The development is arranged along the length of the site with the smaller dwelling sited toward the front of the block and the primary dwelling positioned centrally to the rear, with vehicle access and a driveway entry from James Street to service the secondary dwelling and main garage areas. The combined gross floor area for both dwellings, including balconies, is 455.3 m².

The primary dwelling is a two-storey residence with a ground floor that includes a double-sized garage of approximately 70 m², a workshop, laundry and substantial enclosed storage areas (plans identify enclosed storage areas of approximately 73 m² and 84 m²), and an alfresco/outdoor living area with a 7.3 m wide deck adjacent to a small swimming pool of 12 m² which is located near the rear boundary with a 3.0 m rear setback. The first floor of the primary dwelling comprises living spaces including lounge, dining and kitchen areas, an atrium, office, two bedrooms (including a master bedroom with ensuite and walk-in robe), a separate bathroom, linen and pantry storage, and a first-floor balcony of approximately 16 m².

The secondary dwelling is a two-storey standalone dwelling located toward the front of the lot. Internal areas are shown at approximately 79.5 m² on the ground floor and 75.1 m² on the first floor (including a balcony). The secondary dwelling layout provides living functions including lounge, dining and kitchen areas, laundry and a bathroom on the lower level, with a master bedroom and ensuite on the upper level, together with private porch and balcony spaces. A 0.9 m side setback is shown for the secondary dwelling and a front setback to James Street of approximately 7.1 m is indicated.

The buildings are shown founded primarily on concrete slab-on-ground construction. The architectural intent is contemporary in character with external finishes suggested by the visuals to include timber cladding, metal roofing

and generous glazed windows and openings to maximise outlook and natural light. Eaves and roof forms are indicated on the elevations; drawing notes identify a maximum building ridge height for the primary dwelling of approximately 8.73 m (with the secondary dwelling ridge lower at approximately 7.67 m) and eaves locations shown on the elevation studies. All finished floor levels and building heights are to respond to site levels and flood planning information.

Site preparation and environmental matters informing the design include tree removal and retention recommendations documented in an arboricultural assessment and flood planning controls. An arboricultural impact assessment identifies four significant on-site trees, with three trees recommended for removal and one tree identified for retention subject to pruning and detailed tree protection measures (including a tree protection zone and on-site supervision during construction). The site is affected by a flood planning level of 10.22m AHD noted on the drawings and in Council correspondence; this has been used to inform first-floor and finished floor level considerations shown on the plans. The proposal is also reliant on detailed site survey information to confirm contours, boundaries and levels prior to finalising construction levels and structural elements.

Key built elements and site features include:

- Primary dwelling: two storeys with garage (approx. 70 m²), workshop, laundry, enclosed storage areas (approx. 73 m² and 84 m²), alfresco deck (7.3 m width), first-floor living, office, two bedrooms (master with ensuite and WIR), bathroom, pantry and a first-floor balcony (~16 m²).
- Secondary dwelling: two storeys sited to the street with ground and first floor areas of approx. 79.5 m² and 75.1 m² respectively (including balcony), providing kitchen, dining, lounge, laundry, bathroom and master bedroom with ensuite, plus a private porch.
- Ancillary works: a 12 m² pool located close to the rear boundary with a 3.0 m setback, concrete slab foundations for dwellings and ancillary structures, and external decks and storage areas.
- Vehicle access and parking: driveway access from James Street to the secondary dwelling and primary garage area, with the primary garage shown to accommodate parking within the 70 m² garage footprint.
- Setbacks and site dimensions: site frontage to James Street approx. 14 m, front setback to the secondary dwelling approx. 7.1 m, a 0.9 m side setback indicated for the secondary dwelling, and pool set back 3.0 m from the rear boundary. Landscaping area is shown as to be confirmed.
- Materials and form: contemporary residential form with timber cladding, metal roofing and large glazed openings indicated on the visuals; eaves and roof ridge heights are shown on the elevation studies.
- Environmental and technical controls: design response to a Flood Planning Level of 10.22 m AHD and reliance on the site survey for confirmation of contours, levels and boundaries; arboricultural recommendations require removal of identified trees and protection of those to be retained in accordance with the arborist's Tree Protection Plan; drawing notes record that all structural steel should be site measured prior to fabrication and that final levels and dimensions are subject to survey confirmation.

Landscaping, planting and final external finishes are to be confirmed, together with finalisation of site levels, protection measures for retained vegetation and any detailed stormwater and civil design required to respond to the confirmed survey and flood level information.

Zoning

The site is zoned as **R1 General Residential** within the Maitland Local Environmental Plan 2011. This zoning categorises the potential uses of the site as follows:

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.

Permitted without consent

Home occupations