

Date: September 2025

Statement of Environmental Effects



PROPOSED DEVELOPMENT

1 into 2 lot Torrens subdivision, and Dual Occupancy with Strata Subdivision

SUBJECT LOCATION

Lot 5, DP20566
No. 12 Goldingham Street, Tenambit

COUNCIL

THIS STATEMENT IS PREPARED IN ACCORDANCE WITH MAITLAND CITY COUNCIL
GUIDELINES

1. INTRODUCTION

This Statement of Environmental Effects has been prepared to demonstrate environmental, social and economic matters associated with the proposal outlined below. This statement examines how the proposal fits the location plus the planning merits of the development. This statement provides the supporting documentation for the development application to seek consent for the development.

This application is for construction of a Dual Occupancy subject property is located within Zone R1 General Residential in accordance with Maitland City Council Local Environmental Plan 2011 is permissible to the zone it is located.

1.1 OBJECTIVES OF THIS STATEMENT

This Statement of Environmental Effects relates to the proposed dwellings and subsequent Torrens and Strata title subdivision at 12 Goldingham Street, Tenambit. This SoEE is submitted in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires the consideration of environmental impacts, the suitability of the site for development, and the public interest. This document addresses the following key considerations as outlined in the Act:

- Compliance with applicable environmental planning instruments, proposed instruments subject to public consultation, development control plans, and any relevant planning agreements.
- Evaluation of the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.
- Assessment of the site's suitability for the proposed development.
- Consideration of any submissions made in accordance with the Act or regulations.
- Ensuring that the development aligns with the public interest.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011.

2. DEVELOPMENT APPLICATION PROPOSAL

The following information outlines the property details and the proposed development.

2.1 SITE DESCRIPTION AND LOCATION CONTEXT

- The property is located within the established residential area within Tenambit.
- The proposed property is located within Zone R1 General Residential in accordance with Maitland City Council Local Environmental Plan 2011.
- The site area is approx. 872.6m², is rectangular in shape and has a rise over the site from 37m AHD at the front, to 40m ADH at the rear. There is currently a single storey with ancillary car port on the eastern portion of the site, that has recently received a CDC for renovation.
- The site is in close proximity to local shops, education facilities, with land uses mainly being residential.

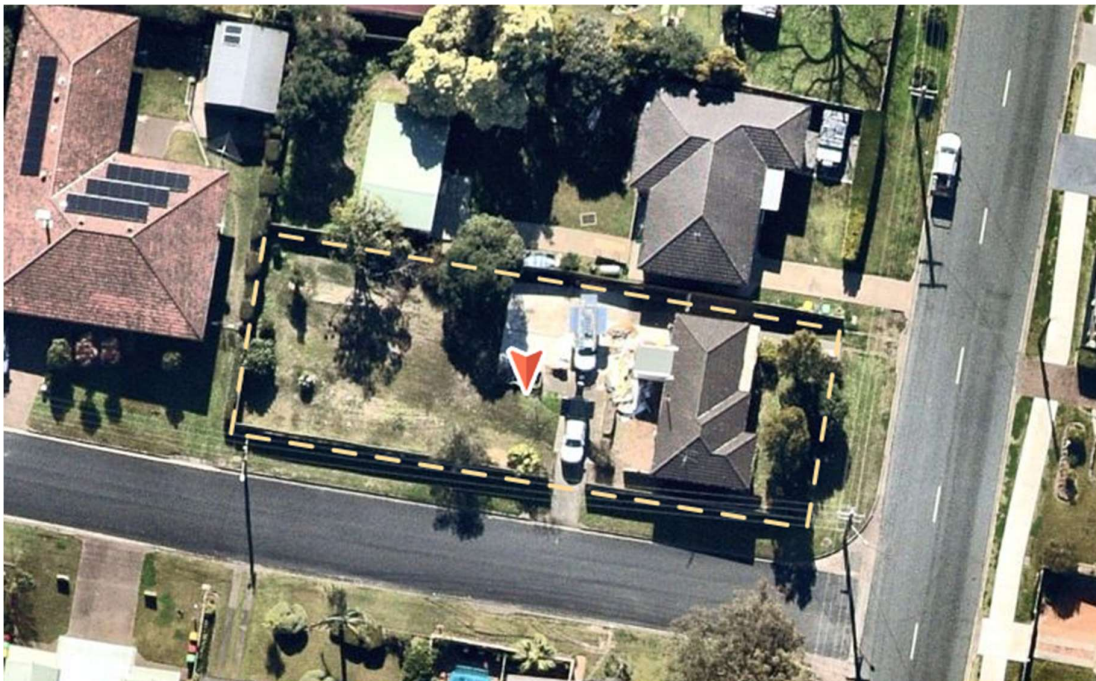


Figure 1: Site Location

2.2 PROPOSAL DESCRIPTION

This proposal is for the 1 into 2 lot Torrens Title subdivision, the construction of Dual Occupancies and the subsequent strata subdivision of the dwellings.

Torrens Title Subdivision

The lots will have the following areas

- Lot 1- 345.6m2
- Lot 2 – 528m2

Lot 2 will then be Strata Subdivided for a detached dual occupancy.

This will involve 2 units that consist of the following,

- Construction of a single storey dwelling that includes the following,
 - o 3 bedrooms with the master bedroom inclusive of an ensuite
 - o Open living/kitchen and dining area
 - o 1 bathroom
 - o 1 powder room
 - o Laundry
 - o Double garage with roller door
- 1 x 3000L slimline tanks
- 2 x New driveway layback inclusive of new fencing. New fencing is proposed around the entirety of the property boundary.
- Landscaping
- 1.2m picket style fence along the frontage of proposed lot 2.
- Tree removal

The buildings proposed are compact in its footprints, it provides appropriate setbacks on all sides, incorporates some elemental proportions referencing the traditional buildings, while being a contemporary intervention. The site planning will facilitate a reasonable level of landscaped treatment to the open space areas.

The proposal is not intrusive and will integrate into the streetscape, which will change over time in response to the changing needs of people within the Maitland Community.

Essential services

A Minor works deed will be entered into with Hunter Water to provide each lot with sewer and water connection. This will be undertaken at CC stage.

3. MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The proposed site is located in Zone R1 General Residential in accordance with Maitland Local Environmental Plan 2011.

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; Local distribution premises; 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

Comment: The proposed development is consistent with the zone where it is located and the existing development surrounding the site.

4.1 Lot size

The site has a minimum lot size of 450m². However under clause 4.1A the minimum can be reduced 300m² per lot, given that a dwelling will be erected.

4.3 Height of Buildings

There is no height limit specified for this lot.

4.4 Floor space ratio

There is no floor space ratio specified for this lot.

4.6 Exceptions to development standards

The proposed development complies generally with the development standards of this site.

5.9 Preservation of trees or vegetation

The proposed development does not involve the removal of significant trees or vegetation, only trees and shrubs as demonstrated on the architectural plans.

5.10 Heritage conservation

The proposed development is not located in a heritage zone.

7.1 Acid Sulfate Soils

The subject site is classified as 'Class 5' under the Acid Sulfate Soils Map and acid sulfate soils management plan is not required.

7.2 Earthworks

There are minor earthworks required for the proposed for new building footings. These earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items surrounding the land.

7.3 Flood Planning

The subject site is not located in a flood planning area under the Maitland Council LEP 2011.



Figure 3: LEP Flood Map

4. MAITLAND DEVELOPMENT CONTROL PLAN 2011

DCP PART A ADMINISTRATION

The subject site is located within the Maitland Local Government Area therefore the Maitland Development Control Plan 2011 applies to this land. The proposal has been assessed under the DCP in conjunction with the Maitland LEP 2011. The proposal is consistent with the aims of the Development Control Plan both generally and specifically.

DCP PART B ENVIRONMENTAL GUIDELINES

B.1 Introduction

The proposal is consistent with the performance criteria and acceptable solutions of the environmental guidelines both generally and specifically.

B.2 Domestic Stormwater

The site has an existing dwelling. The stormwater will be connected into the existing system on site. This is demonstrated in the stormwater plans provided.

B.3 Hunter River Floodplain Management

The subject site is not located in a flood planning area under the Maitland Council LEP 2011.

B.4 On-Site Sewage Management Systems

The site is connected to the existing reticulated sewerage system.

B.5 Vegetation Management

There will be no significant vegetation removed as a part of the works associated with this development. However the tree removal is listed above.

B.6 Waste Not – Site Waste Minimisation & Management

Building construction waste will be recycled by appropriate contractors where possible. A waste management plan for construction has been prepared and is submitted with this application. The existing kerbside waste collection currently used by the dwelling occupants will continue.

B.7 Riparian Land and Waterways

The subject site does not contain and is not located within close proximity to any watercourse or riparian land.

DCP PART C DESIGN GUIDELINES

C.1 Accessible Living

The proposed development has been designed in accordance with the relevant DDA clauses for residential dwellings.

C.2 Childcare Centres

This section is not applicable to the proposal as it is not for a childcare centre.

C.3 Exhibition Homes & Villages

This section is not applicable to the proposal as it is not for an exhibition home or village.

C.4 Heritage Conservation

Not applicable

C.8 Residential Design

The proposal includes residential development and therefore this section of the DCP is assessed in the below table.

Part C - 8 Residential Design - Assessment		
	Design Criteria	Compliance
Section C 2 Site Analysis and Site context	A detailed site analysis plan has been completed to outline the existing buildings on site and the surrounding properties.	Y
Section C 3 Development incorporating existing dwellings	The existing dwelling is to be Subdivided off, maintaining compliance with the requirements of the residential chapter of the DCP. Setbacks, POS, landscaping and general bulk and scale complies	Y
Section C 4 Bulk earthworks and retaining walls	The development has been designed to meet all Maitland City Council Requirements. The stormwater/civil plans submitted with this application outline all relevant information.	Y
Section C 5 Street Building setbacks	Both dwellings are setback 4.5m which is compliant with the required controls. The garages are also in accordance with the relevant controls.	Y
Section C 6 Side and Rear Setbacks	Dwelling 2 and 3 both have an eastern setback of 1m, a western setback of 1.8m and a rear setback of 1.6m.	Y
Section C 7 Site coverage and unbuilt areas	The site coverage is compliant. The unbuilt area for proposed unit 2 is 42.7%. Unit 3 is 40.6%.	Y
Section C 8 Building Height, Bulk and Scale	The height of the building does not exceed the limit of 8.5m.	Y
Section C 9 External appearance	Consideration has been given to the existing street character, scale and massing. This has been achieved by the choice of complementary materials and colours as well as the size and scale of the dwelling and ancillary garage. Additionally, the proposed development will not disturb the existing character.	Y
Section C 10 Open Space	POS is demonstrated on plans provided.	Y

Part C - 8 Residential Design - Assessment		
Section C 11 Sites having a boundary to a laneway	This section does not apply to the proposed development.	N/A
Section C 12 Accessibility and adaptable design	This section does not apply to the proposed development.	N/A
Section C 13 Landscape Design	Given the nature of the development, the landscaping has been incorporated into the architectural plans provided.	Y
Section C 14 Fencing and walls	The fencing proposed is demonstrated on the plans and can comply with councils requirements.	Y
Section C 15 Driveway access and carparking	The driveway and car parking requirements have been met.	Y
Section C 16 Views, Visual and Acoustic privacy	Given the nature of the height of the dwelling, amenity, privacy and views will not be an issue. Shadow diagrams form part of the architectural set that accompanies this application.	Y
Section C 17 Energy conservation	A BASIX certificate accompanies this application.	Y
Section C 18 Stormwater management	Stormwater Plans accompany this application.	Y
Section C 19 Security, Site Facilities and services	This section does not apply to the proposed development.	N/A
Section C 20 Residential Flat Development	This section is not applicable to this development	N/A

	Design criteria	Compliance
Various Controls	The proposed lots have incorporated all concerns, regarding design elements such as lot size and dimension, solar access and energy efficiency, drainage, water quality, landscaping and visual impact. Each lot can easily facilitate the required services. The design provided for a one into 2 lot subdivision and further strata subdivision demonstrates general compliance with the DCP, whilst also meeting the requirements for the variation to lot size of the Maitland LEP.	Y

5. State Environmental Planning Policy (Sustainable Buildings) 2022

The application is accompanied by BASIX Certificate No 1808616M which demonstrates the proposed development satisfies the relevant water, thermal and energy commitments as required by the SEPP.

7. STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 - Vegetation in non-rural areas

The trees proposed to be removed are non significant and therefore comply with the SEPP.

8. Likely Impacts of the Development– 4.15(1)(b)

Likely impacts	Assessment
Context and setting	The proposal is within an existing residential lot. The context and setting are deemed as appropriate. The additional GFA does not impede on the requirements of FSR set in the MLEP.
Access and traffic	No access or traffic will be impacted as a result of the additions to the dwelling.
Utilities	The proposed development is already connected to essential services.
Soils	Acid Sulfates are not likely to be uncovered as a result of the approval of this application.
Ecological	There are no anticipated ecological repercussions as a result of this application.
Waste	Construction waste will be dealt with as per the provided waste management plan
Energy	A Basix certificate has been provided.
Noise	Only construction noise will be created because of this application.
Natural hazards	The risk of flooding is minimal, no structures are to be erected within the floodway.
Safety	The development has been designed in accordance with CPTED principles.
Social impact	There is seen to be no negative social impact.
Economic impact	The proposal will not impact the economic viability of the surrounding neighbourhood.
Design	The design is seen to incorporate the streetscape, whilst meeting the needs of residents in a sympathetic way.
Construction	Any issues can be addressed during the Construction Certificate Stage.

9. CONCLUSION

This Statement of Environmental Effects has successfully demonstrated the environmental, social and economic matters associated with proposed. This statement has effectively examined how the proposal fits the location plus the planning merits of the development through providing supporting documentation to seek consent. This statement has proved compliance of the development with Maitland Council DCP and LEP. It is therefore considered the proposal is in the public interest and consent be given.