

# Statement of Environmental Effects.

'Riverview'  
1 Oakhampton Road,  
Maitland.

Prepared For  
Ben Roose & Olivia Higgins



**Hutch**  
Architecture

## Contents

1	INTRODUCTION.....	3
2	SITE ANALYSIS .....	3
3	DESIGN STATEMENT .....	5
4	PLANNING PROVISION & ASSESSMENT.....	8
5	PRE-LODGEEMENT MEEETING MINUTES RESPONSE.....	13

**Date** 25.06.2025

**Project** Riverview, 1 Oakhampton Road, Maitland.

**Rev** 03

## 1 INTRODUCTION

This statement of environmental effects (SEE) is submitted to Maitland City Council (Council) in support of a Development Application (DA) for the following works at 1 Oakhampton Road, Maitland:

- alterations and renovation to an existing dwelling including landscaping and fencing
- demolition of outbuildings
- new swimming pool and pergola
- construction of a new garage
- construction of a new shed
- consolidation to single lot
- infilling of a landscape depression

Hutch Architecture act on behalf of Ben Roose and Olivia Higgins in seeking DA approval for the proposed works.

This statement gives a description and analysis of the existing site, its surroundings, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 79C (1) of the Environmental Planning & Assessment Act 1979 (EP&A Act1979). It shall be read in conjunction with the supporting documentation and Architectural drawings submitted with this application.

## 2 SITE ANALYSIS

<b>Address</b>	1 Oakhampton Road, Maitland:, NSW
<b>Lot /DP</b>	Lot 1 in DP666810 and Lot 1 in DP936146
<b>Zoning</b>	RU1 Primary Production.
<b>Site Area</b>	Combined 5942.9m <sup>2</sup>
<b>Maximum Floor space ratio</b>	n/a
<b>Allowable height</b>	n/a
<b>Heritage</b>	Not Applicable
<b>Acid sulphate soils</b>	Class 5
<b>Bushfire Prone Land</b>	The subject site is not proclaimed bushfire prone
<b>Flooding</b>	Yes.
<b>Mines Subsidence</b>	The subject site is not within a mines subsidence district.

Date 25.06.2025

Project Riverview, 1 Oakhampton Road, Maitland.

Rev 03

<b>Heritage</b>	'Riverview'. Maitland local environmental plan, local heritage item 1179. Located within the 'Central Maitland Heritage Conservation Area'
<b>Relevant planning provisions</b>	Maitland Local Environmental Plan 2011 & Maitland Development Control Plan 2011
<b>Consultation</b>	A pre-DA meeting was held on 24 <sup>th</sup> October 2024. A copy of the pre-lodgement meeting minutes is enclosed.
<b>Locality Description</b>	The subject property is two storey residence with a single storey outbuilding. Located to the East of the Hunter Rive at the intersection of Sempill Street, Hannan Street & Oakhampton Road. The substantial property is located in a 'residential area' located to the North of Mainland City centre and South of rural land.
<b>Development Description</b>	<p>The proposal includes:</p> <ul style="list-style-type: none"><li>• alterations and renovation to an existing dwelling including landscaping and fencing</li><li>• demolition of outbuildings</li><li>• new swimming pool and pergola</li><li>• construction of a new garage</li><li>• construction of a new shed</li><li>• consolidation to single lot</li><li>• infilling of a landscape depression</li></ul>



Image 1– Location Map Source <https://www.google.com.au/maps/>

### 3 DESIGN STATEMENT

Over the years, 'Riverview' has seen several modifications and changed functions, including use as a hospital and also conversion to two residential 'flats'. The development proposal seeks to return the property to its original residential use by:

- Removing unsympathetic additions and modification made during its use as a hospital.
- Restoring original features where appropriate.
- Ensuring building alterations are clearly legible as modifications to the original building fabric.
- Ensuring new additions are clearly articulated and separated from the existing building.

During use as a hospital, several unsympathetic modifications and additions were made, these are to be removed, including:

- Infilled areas of the first floor verandas (North West and North East Corner)
- Infilled areas of the ground floor veranda (North West corner)
- Suspected modifications to the first floor veranda roof
- Asbestos lining / balustrade to the Northern first floor veranda
- Modifications to the entry including column replacements, balustrade replacement and addition of part height walls.
- Modifications to the ground floor northern veranda including the addition of part height walls.
- Brick outbuilding addition.

The owners brief requires a four double bedroom family home. During concept planning stages it became apparent that accommodating four bedrooms within the existing home would require compromises to the formal planning of the home, involving significant modification to structural walls at first floor level. In order to allow the character and structure of the existing home to be maintained, the fourth bedroom has been created as a loft over the new shed, the ground floor of the storage shed will accommodate vehicles for maintenance of the large rear paddock. Architecturally, the shed utilises a language of a typical 'supply shed', clad with aged timber cladding.

Image 01: The Shed



Image 02: Pergola and outdoor living



The structure of the home is largely maintained with selective openings added where required. A large modern kitchen, dining and living space is situated at ground floor, opening onto a new, north facing pergola and outdoor area. This pergola is clearly articulated as a contemporary addition to the property, and is designed as a free-standing element that does not attach to the existing building fabric.

The existing building features a timber staircase, that appears to have been relocated from a previous building. In order to improve functionality, this staircase is to be repositioned within the home. The relocated stair provides improved access to the first floor, whilst retaining this fabric as an expression of the building's historical layers.



**Date** 25.06.2025

**Project** Riverview, 1 Oakhampton Road, Maitland.

**Rev** 03

At first floor, ornate cast iron balustrades and columns remain to the central three 'bays' of the western veranda, these are to be retained and restored along with decorative timber columns at ground floor. The Northern veranda was heavily modified during its use as a hospital, with little existing fabric remaining. It is unclear whether a veranda was present on this northern façade when the home was originally constructed. The renovation of this Northern veranda includes balustrades that are a contemporary interpretation of the original cast iron balustrade found on the western veranda. These balustrades maintain the rhythm and proportion of the original balustrade, without attempting to mimic them.

*Image 03 & 04: Veranda Balustrade (left & bay = new balustrade. Central three bays = restored balustrade)*



**Date** 25.06.2025

**Project** Riverview, 1 Oakhampton Road, Maitland.

**Rev** 03

The Southern façade of the existing home has been heavily modified during its use as a hospital. An extension was added to the south during hospital uses, this has since been removed, however some fenestration changes remain along with a skin of brickwork to the external wall. A later addition of an inappropriately proportioned entry portico is also present at ground floor, and will be removed. It is proposed to add a first-floor veranda to the South of the dwelling; this will include balustrade panels matching those on the North. This veranda deliberately terminates short of the East entry corner, to allow this corner element to be dominant in the façade composition.

*Image 04 : South West Corner*



The South Eastern corner is to be restored to match historical photographs sourced by 'Placemark'. The infill walling added during hospital use will be removed and the corner balcony reinstated. As depicted in the historical photograph a decorative cast iron column and ornate cast iron balustrades will be reintroduced. This corner balcony will be activated by relocating existing doors to provide access from the master bedroom.

Externally, the facades will be restored and painted to provide a fresh new appearance to the substantial property. To the South West of the Hannan street boundary, a new brick garage is proposed. This single-story brick structure sits appropriately in its context and is designed not to visually compete with the southern façade of the home.



Date 25.06.2025

Project Riverview, 1 Oakhampton Road, Maitland.

Rev 03

Image 05: Garage



Image 06: Southern facade



Landscaping includes brick fencing to the Hannan Street boundary providing privacy and screening from car headlights. This higher fence terminates in line with the corner of the home, where a low-level timber fence commences. This lower fence allows views to the corner balcony and entrance, plus the East facing facade of the home. Fencing is softened by providing a landscape buffer between the property boundary and the fencing.

The renovation of 'Riverview' is sensitively designed to ensure the homes heritage is respected and clearly articulated, whilst ensuring the home is suitable for contemporary living. The homes will continue to be a significant asset to Maitland's heritage fabric.

## 4 PLANNING PROVISION & ASSESSMENT

The following Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed works:

- Maitland Local Environmental Plan 2011; and
- Maitland Development Control Plan 2011

### Maitland Local Environmental Plan 2011

Control	Comment	Compliance
Clause 2.3 – Zone objectives	Zone RU1 Primary Production  Permitted with consent Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Cellar door premises; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Jetties; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Water supply systems	Y
Clause 2.7 - Demolition	Consent is sought for demolition as noted on the accompanying documents	Y



Date 25.06.2025

Project Riverview, 1 Oakhampton Road, Maitland.

Rev 03

Clause 5.10 – Heritage conservation	The subject property is located with the 'Central Maitland Heritage Conservation Area'. Refer attached 'Heritage Impact Statement' prepared by Placemark.	Y
Clause 5.21 – Flood planning	The works are with a proclaimed flood zone. Refer attached 'Flood Impact Assessment' prepared by 'Torrent'.	Y
Clause 7.1 – Acid sulphate soils.	Class 5 Acid Sulphate soils are noted. Consent for works is required	Y
Clause 7.2 – Earthworks	Proposed development includes the filling of the depressed area of land to the West of the dwelling. Consent is required. Accompanying documents indicate the proposed surface levels.	Y

### Maitland Development Control Plan 2011

Control	Comment	Compliance
A.4 – Notification	It is anticipated that the Development Application is notified locally	Y
B3 – Hunter River Floodplain	The works are with a proclaimed flood zone. Refer attached 'Flood Impact Assessment' prepared by 'Torrent'.	Y
B6 – Waste Not – Site Waste Minimization and Management	<p><u>Construction Waste</u></p> <p>Calculation of volumes of waste will be undertaken by the building contractor once appointed. All waste will be sorted on site into the following categories:</p> <p>Salvage: to be reused on site</p> <p>Recycle: To be taken to approved waste recycling service.</p> <p>Landfill: To be taken to approved landfill site.</p> <p><u>Operational Waste</u></p> <p>A screen service area is located to the North West of the proposed garage. This location is in close proximity to the dwelling and within close proximity to Hannan Street, where bins will be placed for herb side collection by council waste services.</p>	Y
C.4 – Heritage Conservation	Documentation for the previous changes to this place from Inn to single residence, to hospital then flats has not been found. Two photographs provide the only evidence. The building has local historical and aesthetic significance. The proposed redevelopment as described can achieve heritage sensitive outcomes while responding to a contemporary brief. The proposal removes intrusive elements, retains elements graded as being of high significance including the form, detail and character of the building. The planning retains the large ground floor internal spaces. The additions to 'Riverview' as shown are respectful of its Late Victorian style and character. The proposed materials and colours will be appropriate to 'Riverview'. The works can reinstate the street facing entry, balcony and small roof, enhancing its local corner landmark, streetscape contribution. The two new outbuildings as shown use suitable proportions and roof form. They are detached and sited away from the house. The proposed landscaped context retains major trees, has a formal structure at the	Y

	<p>street and informal behind. It can provide a complementary setting for 'Riverview'.</p> <p>The proposed development, including the removal of the 'theatre' brick building and the back shed, and the addition of verandahs, a garage, shed and pool all as described by the drawings will not detrimentally impact on the local heritage significance of 'Riverview', item 179 or impact on the significance of the Heritage Conservation Area.</p> <p>The subject property is located with the 'Central Maitland Heritage Conservation Area'. Refer attached 'Statement of Heritage Impact' prepared by Placemark.</p>	
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C.8 – Residential design,

2. Site Analysis & Site Context	A detailed Site Analysis plan is enclosed with the Development Application	Y
3. Development Incorporating Existing Dwellings	The existing dwelling is to be retained. The performance requirement of Section C.8 – Residential, are addressed below	Y
4. Bulk Earthworks and Retaining Walls	The existing depression to the West of the dwelling is proposed to be filled. The site plan includes proposed finished levels. No retaining walls are proposed.	Y
5. Street Building Setbacks	The existing dwellings setback to Oakhampton Road and Hannan Street remains unchanged. The side of the new garage has a setback of 3m to Hannan Street, this is compliant with the DCP requirements for corner blocks.	Y
6. Side and Rear Setbacks	<p>The existing dwellings side setback, to the Northern Boundary, remains unchanged.</p> <p>The pergola / fire place has a 900mm setback to the Northern boundary. As an element that is less than 3m high; this is compliant/</p> <p>The shed is located with side setbacks of approx. between 2.1m to 3.35m (various due to boundary alignment). The ridge of the shed is approximately 7.2m above ground level. The side setbacks are compliant</p>	Y
7. Site Coverage and Unbuilt Areas	<p>The maximum permissible site coverage is 60%. Site coverage is calculated as:</p> <p>Total site area: 5942.9m<sup>2</sup> Covered area of site: 899 m<sup>2</sup> Covered area: 15%</p>	Y
8. Building Height, Bulk and Scale	<p>The building heights (to ridges are as follows):</p> <p>Existing dwelling : 11.3m Proposed shed : 7.2m Proposed garage : 5.4m Pergola roof : 3.2m</p>	Y
9. External Appearance	The works will significantly improve the external appearance of the existing heritage listed property. The Southern and Eastern facades	Y

	<p>are both visible in the streetscape. The Eastern façade, addressing Oakhampton Road, will be restored, including removal of balcony / veranda alterations from former use as a hospital. The South Eastern corner will feature a restored entry and balcony element, including reinstated cast Iron balustrade and column. This corner feature is a major visual element viewed when approaching 'Riverview' from the South along Sempill Street.</p> <p>As noted in the "Design Statement", a new veranda is proposed to the Southern façade, this is designed to reference the proportions and detailing of the original home and provides visual relief and detail to this prominent façade.</p> <p>To the South West of the Hannan Street boundary, a new brick garage is proposed. This single-story structure sits appropriately in its context and is designed not to visually competed with the southern façade of the home.</p> <p>Landscaping includes brick fencing to the Hannan Street boundary providing privacy and screen from car headlight.</p> <p>For additional information refer 'Design Statement'</p>	
10. Open Space	n/a	n/a
11. Sites having a boundary to a Laneway	n/a	n/a
12. Accessibility and Adaptable Housing	n/a	n/a
13. Landscape Design	A high-quality landscape design has been produced by Octopus Garden Design, this is included in the submitted documentation.	Y
14. Fencing and Walls	<p>Fencing types are indicated on the site plan and perspective images as follows:</p> <p>F1: BRICK FENCE. APPROX 1.8m HIGH. NOTE HEIGHT VARIES DUE TO TOPOGRAPHY.</p> <p>This detailed brick fence provides a heritage appropriate privacy and security screen to the exposed Southern façade of the property. The height of the fence provides visual privacy, whilst screening from car headlights from vehicles heading North on Sempill Street.</p> <p>The fence is setback approx. 2.1m from the Hannan Street boundary providing a significant landscape buffer that visually softens the fence.</p> <p>This fence terminates in line with entry to the existing home, where fence height reduces to allow views to the restored South Eastern corner of the home.</p> <p>F2: TIMBER PALING FENCE. APPROX 1.2m HIGH. NOTE HEIGHT VARIES DUE TO TOPOGRAPHY.</p> <p>Running along the Eastern boundary to Oakhampton Road, a low timber fence with brick posts is introduced. This fence allows clear</p>	Y

	<p>vision to the ornate façade of the dwelling, whilst provide delineation between public and private domain.</p> <p>F3: TIMBER PALING FENCE. APPROX 2.0m HIGH. NOTE HEIGHT VARIES DUE TO TOPOGRAPHY.</p> <p>Fencing adjoining the Western neighboring property of 49 Hannan Street (side boundary fence) is designed to provide visual privacy and security.</p> <p>F4: TIMBER POST AND RAIL FENCE WITH MESH INFILL. APPROX 1.2m HIGH. NOTE HEIGHT VARIES DUE TO TOPOGRAPHY.</p> <p>Internal fencing running North – South to secure the rear paddock.</p>	
15. Driveway Access and Carparking	<p>The Southern Western corner of the Hannan street boundary contains an existing driveway crossing established for sharing with 49 Hannan Street. Directly to the North of the driveway crossing, within the subject site, a large established tree is located (tree 19). Utilising this driveway crossing would require a driveway to be run between tree 19 and the western boundary, this would require excavation within the trees structural root zone. In order to avoid damage to tree 19, a private driveway is proposed to the East of tree 19. The driveway provides access to the proposed garage and shed, providing ample on site parking opportunities, exceeding the DCP requirements.</p>	Y
16. Views, and Visual and Acoustic Privacy	<p><u>View Sharing</u> No Impact</p> <p><u>Visual Privacy</u> The existing dwelling will largely remain unchanged in terms of privacy impacts, with existing first floor verandas to the Northern and Western façade remaining. A new first floor veranda is proposed to the Southern façade, however this has a substantial setback to Hannan Street and does not create privacy impact to neighbouring properties.</p> <p>A new outdoor living area and pergola is proposed to the North of the existing dwelling. In addition to the existing 1.8m high boundary fence, screen planting is proposed to ensure privacy is maintained.</p> <p>A new swimming pool is proposed. As suggest during the pre-DA meeting, this has been repositioned to be away from the neighboring property to the North.</p> <p>The 'Shed' contains a 4<sup>th</sup> bedroom at first floor, this has been designed to ensure there are no privacy impacts. No windows are located overlooking neighbouring properties. An inset balcony is provided, which provides natural screening and visual privacy for neighbouring properties.</p>	Y



Date 25.06.2025

Project Riverview, 1 Oakhampton Road, Maitland.

Rev 03

17. Water and Energy Conservation	A BASIX certificate is provided with the Development Application. Shadow Diagrams are enclosed the demonstrate that the development does not cause detrimental overshadowing to neighbouring properties. The North facing outdoor living area will receive 3hrs of direct sunshine on June 21 <sup>st</sup> as demonstrated.	Y
18. Stormwater Management	A conceptual stormwater management plan is included with the Development Application documents.	Y
19. Security, Site Facilities and Services	Garbage bins are located to the North of the garage in a location screen from public view.  A mail box is located at the pedestrian entry to Oakhampton Road.  A clothes line is located to the North of the garage	Y

#### C.10 – Subdivision

	The property currently includes two registered lots:  Lot 1 in DP666810 and Lot 1 in DP936146.  The development application includes consolidation to a single lot. A draft consolidation plans accompanies the development application.	Y
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#### C11 Vehicular Access & Traffic

	<p>In the South-Western corner of the Hannan Street boundary, there is an existing driveway crossover that was originally established for shared use with 49 Hannan Street. Immediately north of this crossover, within the subject site, stands a large mature tree (Tree 19). Using the existing crossover would necessitate constructing a driveway between Tree 19 and the western boundary, which would involve excavation within the tree's structural root zone. To avoid potential harm to Tree 19, a private driveway is instead proposed to the East of the tree. This new driveway will provide access to the proposed garage and shed, The garage provides on site parking for three cars. The shed will predominantly be used for yard maintenance equipment and storage for owners car collection.</p> <p>The new driveway location provides adequate sightlines when exiting the property and is located away from the intersection of Hannan Street and Oakhampton Road.</p> <p>Ample vehicle maneuvering space is provided at the entry to the garage and shed, allowing vehicles to exit the property in forward gear.</p>	Y
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## 5 PRE-LODGE MENT MEEETING MINUTES RESPONSE

The following responses are provided to the advice given in the pre-lodgement meeting, of 24<sup>th</sup> October 2024.

Item 2: Earthworks.

Details are provided, indicating proposed filling of the depression to the West of the home.

Item 3: Street Interface.

Fencing, landscaping and setback to the garage are discussed within the appropriate section of this document.

**Date** 25.06.2025

**Project** Riverview, 1 Oakhampton Road, Maitland.

**Rev** 03

Item 4: Fencing to Hannan Street.

The fencing to Hannan street is discussed in '*14. Fencing and Walls*'. The proposed fencing is appropriate to the heritage context; using brickwork in colours that are typical to the locality and age of the building, whilst maintaining privacy and screening from car headlights approaching the property.

Item 5: Fencing for livestock.

As noted in '*14. Fencing and Walls*', a fence is proposed running North – South to secure the rear paddock.

Item 6: Arborist

The design has considered significant trees. An arborist report accompanies the Development Application

Item 7: Landscape Plan

A landscape plan accompanies the Development Application. Existing paving is noted to be retained for re-use as indicated on the demolition plan. An arborist report accompanies the Development Application.

Item 8: Flooding

A flood report accompanies the Development Application.

Item 9: Waste Management

Refer appropriate section in the Statement of Environmental Effects

Item 10: Lot Consolidation

It is proposed to consolidate into a single lot. A draft consolidation plan accompanies the Development Application.

Item 11: Headlight glare

As noted, the fence to Hannan Street is of an appropriate height and construction to minimise headlight glare.

Item 13: Swimming pool

The swimming pool has been relocated as suggested.

Item 14: Vehicle Access

Vehicle access is provided via the new driveway off Hannan Street.

Item 15: Swept Path

Swept Paths for a B85 vehicle are indicated on the site plan.

Item 16: Rainwater tanks

Rainwater tanks are provided for the shed and garage.

Item 17: Stormwater Management Plan

A Stormwater Management Plan accompanies the Development Application.

Items 18 – 29 Heritage

Refer Heritage Report accompanying the Development Application