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STATEMENT OF ENVIRONMENTAL EFFECTS

21 Peel Close, Thornton

Lot 23 DP1299284

Zoning: R1 General Residential

Proposed Development: Single Storey Group Homes

Prepared by Advantage for **Five Rivers**

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INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Five Rivers in relation to land known as 21 Peel Close Thornton (Lot 23 DP 1299284). The proposal is for a single storey group home.

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 4.15 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 21 Peel Close Thornton. The locality is an existing urban area that is characterised by a mixture of single dwellings and medium density residential development positioned on variable sized lots as well as parkland and commercial development. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



Aerial view of location. The lot is currently vacant. (property in image has been demolished)

The Site

The subject site is identified as 21 Peel Close Thornton (Lot 23 DP1299284). The lot has a total area of 463.40m². The lot has frontage to Peel Close of approximately 15m.

The lot is located within walking distance of public transport, schools and shops.

PROPOSED DEVELOPMENT

General Description

The proposal is for a single storey 3 Bedroom + 1 OOA bedroom, double car garage supportive independent living group home.

Calculations

The development indices for the proposed dwelling are as follows:

Description	Proposed	Requirement	Compliance
Area of Site (m ²)	463.40m ²		
Floor space Ratio	NA		
Site Coverage (m ²)	61.2%	Max 60%	GENERALLY
Landscaped Area	157.39 m 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; Bio solids 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.*

Compliance

Maitland Local Environmental Plan 2011

The proposed development is permissible under the Current LEP for the R1 Residential zone.

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

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
4. Bulk Earthworks and Retaining Walls		
<i>a) To ensure that development responds sensitively to the topography of the land.</i> <i>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.</i> <i>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,</i>	YES	Minimal earthworks and no retaining walls are required for the development.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<i>amenity and bulk, height and scale at the boundary interface.</i> <i>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</i> <i>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</i> <i>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</i> <i>g) To preserve topsoil.</i> <i>h) To ensure that adequate provision is made for drainage in relation to cut and fill practices.</i>		
5. Street Building Setbacks		
<i>a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.</i> <i>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.</i>	YES	The proposed dwelling will not dominate the streetscape. The dwelling is set back 4.5m from the principle street frontage. There is a small portion in bedroom one that is in the articulation zone. This is to maximise the accessibility. The small portion that is forward of the building line will not detract from the streetscape and we ask that this be accepted with the increased function and accessibility in mind. The proposal includes a double car garage that is set back 6.19m from the principle street frontage, this complies with the DCP minimum of 6m.
6. Side and Rear Setbacks		
<i>a) To allow flexibility in the siting of buildings and the provision of side and rear setbacks.</i> <i>b) To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</i>	YES	The dwelling is 1.5m from the boundary on both sides and has a rear set back of 5.3m. which complies with the requirements of the DCP.
7. Site Coverage and Unbuilt Areas		
<i>a) To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.</i> <i>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 .</i>	GENERALLY	The proposed development has a site coverage of 61.2%, as shown on the submitted plans. This slightly exceeds the maximum permissible site coverage of 60%. The dwelling has been specifically designed to ensure accessibility for wheelchair users and others with mobility needs. We respectfully request that consideration be given to the minor variation of 1.2% above the maximum, as the additional space is essential to appropriately accommodate the requirements of an assisted living group home. The proposed dwelling does comply with the LEP schedule 2 Complying development – group homes (4) max site coverage of 70%. The LEP excludes multiple areas of the plans that aid in mobility and ease of access in this calculation.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
8. Building Height, Bulk and Scale		
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. b) To ensure that the amenity of surrounding properties is properly considered. c) To minimise site disturbance and cut and fill.	YES	The proposed building has a height of 5.4m, which complies with the DCP controls and is consistent with the surrounding built form. Only minimal cut and fill is required on site. The overall bulk and scale are considered appropriate and will have minimal impact on adjoining properties. The design maintains adequate solar access and preserves the privacy of neighbouring dwellings.
9. External Appearance		
a) To encourage the creation of attractive, well-designed residential development. b) To allow flexibility in design and use of materials while encouraging high architectural standards. 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. 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	YES	The surrounding properties, existing character and scale have been taken into consideration when designing the external finishes for the proposed. The proposed dwelling has rendered double brick to the front and brick to the rest. The dwelling has a low pitch hipped roof made of Colorbond steel.
10. Open Space		
a) To provide sufficient and accessible open space for the reasonable recreational needs of residents; b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping. c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.	YES	The proposed dwelling has 34.29m ² of POS labelled at the back of the property directly off the alfresco, family and living space. The POS sits within the good and optimum within figure 20 page 143 of the MCC DCP. There is in excess of 5m deep by 15m wide available of POS to the rear of the property. This also meets the principle areas requirements of 5m x 5m.
12. Accessibility and Adaptable Housing		
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. B) To ensure that new development is accessible and useable by people with disabilities and mobility impairment. 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	YES	The proposed dwelling has been purposefully designed to accommodate people with mobility impairments and disabilities. All entries, doorways, and passageways have been designed with sufficient width to ensure ease of access. The OOA bedroom has been positioned to provide privacy for occupants within the same household. Fixtures and room layouts have been carefully planned to meet the needs of residents with mobility limitations. Please see plans for details of each design aspect ensuring appropriate accessibility. Externally, the landscaping is designed to be low-maintenance, with even paving and appropriately graded slopes to support safe and comfortable wheelchair access.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
13. Landscape Design		
a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general. b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD). c) To encourage the integration of building and landscape elements d) To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development. 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. f) To blend new development into an established streetscape and neighbourhood. g) To encourage the use of native plant species.	YES	With a total landscape area of 157.39m, The proposed dwelling will enhance the established street scape and neighbourhood. The proposed dwelling has low maintenance landscaping appropriate for a group home. The landscaping includes the use of native plants and tree species.
14. Fencing and Walls		
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.	NA	
15. Driveway Access and Parking		
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. b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability. c) To encourage the design of access and parking as part of the overall landscape design.	YES	The proposal provides a double car garage with a drive way that is 4.2m wide with space for stacked parking. There is appropriate space in the driveway for access for persons with mobility limitations and wheelchair access.
16. Views and Visual and Acoustic Privacy		
a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site. b) To site and design buildings to meet projected user requirements for visual and acoustic privacy. c) To protect the visual and acoustic privacy of nearby buildings and private open space.	YES	The proposal dwelling does not restrict the views of the surrounding dwellings.
17. Water and Energy Conservation		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
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. b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces. 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. d) To encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.	NA	
18. Stormwater Management		
a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance. b) To prevent erosion, sedimentation and other pollution. c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge. d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows. e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site. 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. g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.	YES	Stormwater runoff from the proposed development will be directed to the street. Refer to the stormwater management plan by civil engineers.
19. Security, Site facilities and Services		
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. 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. c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner. d) To ensure that essential amenities and communication facilities are integrated within the residential design.	YES	The proposal offers off street parking in the form of a garage and driveway. This offers a level of security for the occupants that cannot be matched by on street parking. The plans show appropriate site facilities such as clothes lines and garbage bins.

State Environmental Planning Policy (Housing) 2021

Schedule 2 Complying Development – Group Homes

2 Site requirements

Minimum site requirements of 450m² has been met with an area of 463.40m².

3 Site requirements for group homes in certain zones

NA, The lot is zoned R1.

4 Maximum site coverage of all development

Maximum site coverage of 61.2% which is less than the maximum of 70%.

5 Building height

With an overall height of approx. 5.4m the proposed group home complies with the requirement of 8.5m.

6 Setbacks from roads other than classified roads

Building setback is 4.5m which is further back than neighbouring properties.

7 Setbacks from classified roads

NA

8 Building articulation

A front door and window to a habitable room face the primary road.

9 Articulation zones

NA, there is no entry feature proposed as part of the articulation zone

10 Side and rear boundary setbacks

Side setbacks are 1.5m and rear setback of 5.3m which complies with a group home.

11 Calculating setbacks

NA

12 Exceptions to setbacks

NA

13 Building separation

NA

14 Privacy

Finished floor levels are less than 1m above existing ground levels, therefore no privacy screens are required.

15 Landscaped area

Landscape area to exceed 20%. Landscape area provided 33%.

16 Principal private open space

POS exceeds 24m².

17 Requirement to provide car parking

3 off street car parks have been provided. Two in the garage with 1 stacked parks in front of the garage.

18 Garage, carport and parking spaces

Garage door is less than 50% of the façade. Garage door is 40%.

19 Vehicle access

Vehicle access complies with AS 2890.6

20 Earthworks, retaining walls and structural support

Retaining walls are not proposed as part of this application.

21 Fill of sloping sites

Fill is less than 1m on site.

22 Drainage

Stormwater is directed to the street frontage.

23 Swimming pools

NA

24 Fences

Proposed fences are a maximum of 1.8m.

25 Access ramps

NA as the block is flat with no incline to the entry way of the dwelling. Wheelchair users have direct access from the driveway.

26 Setbacks of group homes and ancillary structures from protected trees

NA

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.