



addendum statement of environmental effects

Lot 812, DP 1313067
12B George Street, Largs
Maitland City Council



MACQUARIE KNIGHT
CONSTRUCTIONS

SUBJECT SITE



OVERVIEW

This is an addendum statement to the Statement originally prepared by Urban Planning for a Medium Density Development on the subject site. Following notification of the application and in response to concerns raised by neighbours the application has been amended and significantly downsized. The application is now for a Dual Occupancy including the Existing Church (change of use) and 1 new dwelling in the rear plus the Torrens Title Subdivision thereof. This report covers the requirements of the new development only.

PLANNING CONTROLS

Maitland Local Environmental Plan 2011

The subject site is zoned R1-General Residential under the Maitland City Council LEP 2011. Both the proposed Dual Occupancy development and the Torrens Title Subdivision thereof is permissible within the zone with the consent of Council and meets the objectives of the zone.

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

Dual Occupancies are a form of Multi Dwelling Housing. As dual occupancy is not listed as a prohibited use, they are therefore permissible.

The Torrens Title Subdivision will result in lots as follows:

Lot 1 – 452.9m²

Lot 2 – 443.3m²

The subdivision is permissible under Clause 4.1A (3)

(3) Development consent may be granted to a single development application for development on land to which this clause applies that will result in a lot smaller than the size shown for the land on the [Lot Size Map](#) if—

(a) the development includes the subdivision of the land into 2 or more resulting lots of not less than 300m², and

(b) the consent authority is satisfied that a dwelling house, an attached dwelling or a semi-detached dwelling has been, or will be, erected on each resulting lot.

Maitland Development Control Plan 2011

Part C – Design Guidelines

C.8 – Residential Design

2.0 Site Analysis & Site Context

Objective:

- *To ensure that residential development is of a high quality and is sensitive to the existing character of the area and the opportunities and constraints of both the site and its surrounds*

The proposed development is of high quality, custom designed to fit within the context of surround development and existing buildings. The design allows for the existing church building to be the focal point for the site as it should be.

A detailed site analysis is included in the Working Drawings and has been considered as part of the design.

3.0 Development Incorporation Existing Dwellings

Objectives:

- *To ensure that, where possible, existing buildings are retained and used for ongoing residential use.*
- *To ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible.*

- *To ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment project.*
- *To encourage sustainable building practices and resource efficiency by minimising the amount of material being diverted to landfill as a result of building demolition.*

The existing church is being repurposed to a functional studio style dwelling, ensuring its ongoing future. The building has undergone a rectification process which is sympathetic to the building's history. It includes provision of functional carparking and private open space and well landscaped grounds.

The development has been designed to ensure that the existing church is complimented by the surrounding development.

The proposed dwelling is sympathetic in both appearance and bulk and scale to neighbouring residential buildings. Consideration has been given to overlooking and overshadowing of neighbouring properties with the careful placement of windows and increased setbacks. The provision of northern and eastern courtyards and living spaces provide ample solar access and increased amenity to areas of Private Open Space.

4.0 Bulk Earthworks and Retaining Walls

Objectives:

- *To ensure that development responds sensitively to the topography of the land.*
- *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.*
- *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.*
- *To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.*
- *To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.*
- *To ensure that the site is appropriately rehabilitated as an integral part of the development.*
- *To preserve topsoil.* • *To ensure that adequate provision is made for drainage in relation to cut and fill practices.*

The development has been designed to best fit the sites natural topography. In this regard minimal retaining is required to lift the site to ensure that stormwater from the development can be conveyed to Councils built infrastructure in Church Street. Retaining is proposed as timber sleepers in steel posts with fencing atop.

Maximum Height is 600mm compliant with Councils DCP requirements.

The proposed retaining will alleviate any runoff concerns the neighbours currently have with no formal drainage on site.

5.0 Street Building Setbacks

Objectives:

- *To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.*
- *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.*

The proposed development is located behind the existing church building. Street Setbacks are all compliant with Councils requirements.

6.0 Side and Rear Setbacks

Objectives:

- *To allow flexibility in the siting of buildings and the provision of side and rear setbacks.*
- *To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.*

Where possible side and rear setbacks have been increased above the minimum requirement to enhance privacy to neighbouring properties and reduce any impact from overshadowing.

Setback diagrams are shown on the elevations of the proposed development showing compliance with MCC requirements.

7.0 Site Coverage and Unbuilt Areas

Objectives:

- *To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.*
- *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 .*
- *To ensure that development maximises permeable surfaces and maintains a balance between the 'built' and 'unbuilt' areas.*
- *To ensure that development provides for unbuilt areas that are of suitable size, dimension and slope that will:*
 - o *Provide adequate solar access;*
 - o *Assist in retaining existing vegetation;*
 - o *Enhance the existing streetscape;*
 - o *Enhance privacy and views between housing, other buildings and the street;*
 - o *Accommodate private open space requirements that suit the anticipated needs of occupants;*
 - o *Actively facilitate on-site stormwater infiltration;*
 - o *Provide space for service functions including clothes drying.*

Site Coverage for the development stands at 54.4% with the maximum allowable being 60%.

Hardstand areas have been minimised and designed to ensure that opportunity for large planting pockets are available. This enhances the streetscape presentation of the development and increases privacy to the occupants.

Private Open Space areas have been designed for function. Clothes lines and Bin Storage spaces are out of view and within screened areas of the development.

8.0 Building Height, Bulk and Scale Objectives

- *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.*
- *To ensure that the amenity of surrounding properties is properly considered.*
- *To minimise site disturbance and cut and fill.*

The building height for the proposed development is 7.872m to the ridge from the natural ground. The maximum building height for Dual Occupancy within the R1 General Residential Zone is 8.5m. We are therefore compliant with Councils DCP requirements for building height.

Following notification of the previous application, consideration of increased setbacks and reduction in the proposed development has significantly reduced the bulk and scale of the proposed development. It now reflects a similar bulk to the neighbouring residential properties, rather than that of the existing church.

9.0 External Appearance

Objectives:

- *To encourage the creation of attractive, well-designed residential development.*
- *To allow flexibility in design and use of materials while encouraging high architectural standards.*
- *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.*
- *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.*

The proposed development has been designed in a traditional style which is consistent with surrounding residential development. Colours from the church will be used to link the proposed development to the existing church for a harmonious development. The design includes dutch gables, decorative timber fret work and a combination of materials that ensure the development is aesthetically pleasing from all facades. The hip roof for the proposed development reduces the bulk and scale of the development which assists in reducing potential overshadowing of the development and ties the proposed development to neighbouring residential developments.

In addition to this a high pitched carport is proposed beside the church providing undercover car parking to the occupants of the existing church building. This is consistent with the high pitched roof of the church. Decorative timber work allows the carport to be consistent with the high quality design work proposed on site. Quality landscaping will be used to soften the development and create a development that belongs to the leafy streets of Largs. Overall the development will result in a development which contributes positively to the existing streetscape.

10.0 Open Space

Objectives:

- *To provide sufficient and accessible open space for the reasonable recreational needs of residents;*
- *To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.*
- *To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.*

Private Open Space for the Existing Church is located on the Northern Side of the building. We are unable to provide direct access from the living space without compromising the beautiful stained glass windows on the structure. Access is available however from the front entrance. This space will be made private through landscaping and the provision of a small white picket fence as shown on the plans. The minimum dimension of this space is 6 x 4.8m.

Private Open Space for the Proposed Dual Occupancy is on the Northern/Eastern side of the building. It includes a covered alfresco area and open air spaces. This space is directly accessible from the homes main living space. A second smaller Private Open Space area is available from the Rumpus Room. This space also includes a small covered alfresco and provides alternative outdoor living options. The minimum dimension of this space is 5 x 5m.

In both scenarios, utilities such as bin storage, rainwater collection tanks and clothes lines are remote from areas of Private Open Space.

11.0 Sites having a boundary to a Laneway

Objectives:

- 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.
- To ensure that new development is consistent with and contributes to the character of the existing streetscape.
- To ensure that laneways are developed in a manner consistent with their design constraints and function as service roads.

Not Applicable. The site is not adjacent to a Laneway.

12.0 Accessibility and Adaptable Housing

Objectives:

- 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.
- To ensure that new development is accessible and useable by people with disabilities and mobility impairment.
- 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.

The development being less than nine (9) dwellings is not required to provide an adaptable Housing provisions.

13.0 Landscape Design

Objectives:

- To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.
- To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).
- To encourage the integration of building and landscape elements.
- To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development.
- To enhance the acoustic environment (eg: through fencing, blade walls and location of open space areas) of a development and provide visual privacy and shade.
- To blend new development into an established streetscape and neighbourhood.
- To encourage the use of native plant species.

Landscaping Design Plan has been prepared by Landscape Designer and has been designed to be consistent with the landscaping design for the Existing Church.

Large pockets of landscaping is available throughout the development and design of these spaces allows for a soft presentation of the development within the existing streetscape.

14.0 Fencing and Walls

Objective:

- 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.

1800h Colourbond fencing is proposed to the side and rear boundary of the development. This is consistent with existing fencing of neighbours. Privacy fencing for the POS on the existing church is proposed as 1200H timber picket with suitable landscaping.

This fencing is suitable for the residential environment and provides privacy with longevity and security to occupants of both the proposed development and neighbours.

No front fencing is proposed as part of this application.

15.0 Driveway Access and Carparking

Objectives:

- 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.
- To ensure that parking areas are designed to accommodate the needs of those persons with a disability.
- To encourage the design of access and parking as part of the overall landscape design.

Access to the proposed development is via a shared concrete driveway from George Street. The crossover has a width of 3.0m and is setback 3.1m from the southern boundary. It is also approximately 1.8m from the centre of the adjacent power pole. The driveway provides direct access to the stacked carport for the existing church.

The driveway also diverts to the southern boundary and provides access and turning space for the Proposed Dual Occupancy. This allows for large landscaped blisters at the front of the development which will be landscaped to soften the appearance of the development and remove the 'gun barrelled' driveway.

This space has been designed to accommodate turning for the 85th percentile vehicle.

Carparking is as follows:-

Existing Church Dwelling – 2 covered spaces (carport)

Proposed Dual Occupancy – 2 covered spaces (double garage)

This exceeds the requirements of the DCP by 1 space.

All access and carparking have been designed to be in accordance with AS 2890.

16.0 Views, and Visual and Acoustic Privacy

Objectives:

- To encourage the sharing of views whilst not restricting the reasonable development potential of a site.
- To site and design buildings to meet projected user requirements for visual and acoustic privacy.
- To protect the visual and acoustic privacy of nearby buildings and private open space.

View corridors to the existing church from all surrounding streets was an important consideration when completing the designs both on this site and the adjoining site. In this regard view corridors to the existing church are maintained from George Street (clear frontage), Church Street (break between Terrace Housing) and John Street (between House #13 & #15).

The limitation of 2 storey construction on the south, eastern corner of the development ensures that these corridors (Particularly from John Street) is maintained.

The development has also been setback from side and rear boundaries further than allowed to increase privacy both visual and acoustically to neighbouring properties. The careful consideration of windows and sill heights as well as active rooms had been important to lessen the impact on neighbours also.

17. Water and Energy Conservation

Objectives:

- *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.*
- *To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.*
- *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.*
- *To encourage the use of building materials that are energy efficient, nonharmful and environmentally sound.*

Both the existing church and proposed dual occupancy are provided with 5000L rainwater collection tanks for reuse within their buildings respectively. This combined with good orientation, material selection and window placement ensures that the Proposed Dual Occupancy meets the provisions of BASIX.

The existing church has beautiful stained glass windows spilling natural light from the north and east, with limited light from the west in late afternoons. The private open space being located on the northern side of the development provides maximum opportunity for natural light to the outdoor space also. Ample alternative space is also available on the West and South of the building.

The proposed dual occupancy window placement is balanced between northern and eastern light with the maintenance of privacy to neighbours. In this regard the sill heights of windows in the upper living space has been lifted to maintain privacy. To overcome this, large skylights into this space will flood the space with natural light. Similarly the large windows on the north and east of the lower living space will spill natural light. The courtyard is also located in the north/eastern corner of the site to take maximum advantage of natural light.

Shadow diagrams have been prepared for all surrounding development to show impacts of surrounding existing and proposed development.

18.0 Stormwater Management

Objectives:

- *To provide an effective stormwater management system which is sustainable and requires minimal maintenance.*
- *To prevent erosion, sedimentation and other pollution.*
- *To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.*
- *To ensure that control flow paths (eg: spillways, swales) are provided to cater for stormwater overflows.*
- *To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.*
- *To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water reuse within the dwelling and for landscaping purposes.*
- *To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.*

The proposed development has been provided with 5000L tanks for each structure. This allows for 2500L for OSD and 2500L for reuse within the development. This meets the deemed to comply provisions for development in Maitland.

Driveway drainage, Tank Overflow and ground runoff is directed through a piped drainage system which has been approved under the CDC Development for the adjoining allotment to Church Street and councils built infrastructure.

The provision of suitable a Stormwater Management System on site will significantly reduce current runoff which is currently uncontrolled to neighbours properties.

Suitable sediment and erosion control measures are proposed through construction to prevent unwanted runoff to neighbours.

19.0 Security, Site Facilities and Services

Objectives:

- *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.*
- *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.*
- *To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.*
- *To ensure that essential amenities and communication facilities are integrated within the residential design.*

The existing church building has frontage directly to George Street. Its front door is clearly visible from the street and visual surveillance is available from within the church and its Private Open Space area.

The proposed dual occupancy whilst being located behind the existing structure still has a clear front access point from the common driveway area. Visual surveillance of this space is available from a number of bedroom windows.

Security is provided to the development by the provision of 1800h colorbond fencing and appropriate site access. We also propose site lighting to ensure that access to the proposed development is well lit at night whilst not being detrimental to occupants and/or neighbours. This will be done with low level garden lighting.

Letterboxes will be located at the property frontage for ease of identification.

CONCLUSION

The proposed Dual Occupancy development and Torrens Title Subdivision thereof is a redesign in direct response to the notification of a previous Medium Density Application.

Consideration of neighbourhood concern regarding overlooking, overshadowing, bulk and scale and the visual prominence of the church building within the design have been important considerations in the redesign of the development.

This amended proposal is prepared and lodged under Clause 37 of the EP&A Regulation 2021 and represents a significant push to meet the communities concerns with the original proposal.

The development meets/exceeds the requirements of the Maitland DCP and Maitland LEP and therefore should be supported by Council.