



INTRION

HOUSING
DRAFTING & DESIGN

STATEMENT OF ENVIRONMENTAL EFFECTS

CLIENT: VANTAGE LUXE HOMES
SITE ADDRESS: LOT 236 (#8) CAIRO CLOSE, CHISHOLM
COUNCIL: MAITLAND CITY COUNCIL



Construction of Multi Dwelling

DCP CHAPTER C.8 : MAITLAND LEP 20111303378

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1. SITE SUITABILITY

The subject multi-dwelling proposal is located in **R1 Zone-General Residential** within a newly developed residential neighbourhood. The site has an area of 816.8m², a corner lot.

The proposed development complemented by a private outdoor space accessible from both the front entry and main living areas. Vehicle access is provided via a newly constructed driveway leading to a garage, which also allows for off-street parking.

This proposal has been designed in accordance with the relevant provisions of the Council's Development Control Plan (DCP) and Local Environmental Plan (LEP). Consideration has been given to the natural landform, with the design minimising the extent of excavation and fill. The development also achieves compliant front and side boundary setbacks.

By maintaining generous side setbacks, the proposed dwelling ensures minimal visual impact on neighbouring properties and preserves existing view corridors,

2. PRESENT AND PREVIOUS USE

The land is currently vacant and has historically been used for residential purposes. The surrounding area has undergone recent residential subdivision and development. There are no known contamination issues, and the proposed dual occupancy represents a logical continuation of residential use consistent with the zoning and locality.

3. DEVELOPMENT COMPLIANCE

3.1 Maitland Local Environmental Plan 2011

LEP Provision	Requirement	Proposal	Compliance
Zone R1 – Low Density Residential	Provide for the housing needs of the community while maintaining character.	Proposal aligns with objectives by providing an additional dwelling within a compatible built form.	✓
Permitted with Consent	Multi dwelling is permitted with consent.	Multi-dwelling proposed.	✓
Height of Buildings	Max height 8.5m.	Unit 1- 4.81m proposed. Unit 2- 5.31m proposed. Unit 3- 5.34m proposed	✓
Essential Services	Development must be connected to water, sewer, drainage, and electricity.	All services available and to be connected.	✓

3.2 Maitland Development Control Plan 2011 (Part C.8 Residential Design) – Multi dwelling

DCP Control	Requirement	Proposal	Compliance
Building Height	Max 8.5m and within building envelope.	See LEP table- height, complies with envelope.	✓
Setbacks	Front: min 4.5m Side: min 0.9 Rear: min 0.9 (increasing with height if applicable)	4.5m Front setback proposed. Side and rear setbacks provided in accordance with DCP and maintain separation between dwellings.	✓
Site Coverage	Built area 70%. Unbuilt area 30% (Built area includes concrete paved areas)	Built area -66.9% Unbuilt area – 33.1%	✓
Private Open Space	Usable private open space, directly accessible from living areas.	Compliant – All dwellings have accessible POS exceeding minimum area and dimension.	✓
Car Parking	Minimum 1 space per dwelling, preferably within garage.	Each dwelling provided with compliant parking and manoeuvring areas.	✓
Landscaping	Landscaping to enhance amenity, minimise hardstand areas and integrate development.	Landscape design provides deep soil areas and screening.	✓
Visual and Acoustic Privacy	Minimise overlooking and noise impacts through design, setbacks and screening.	Window placement and fencing maintain privacy for neighbours and between dwellings.	✓
Solar Access	3 hours direct sunlight to main living area and POS between 9am–3pm midwinter.	Orientation ensures compliant solar access.	✓

4. ENVIRONMENTAL IMPACT

The proposal will not result in any significant adverse environmental effects. The building scale and setbacks are consistent with the emerging neighbourhood character, maintaining local amenity. The design complies with DCP controls for solar access and privacy, ensuring minimal impact on adjoining properties. Adequate on-site parking is provided to support local traffic capacity, while stormwater will be effectively managed through on-site detention and connection to the existing system. In addition, proposed landscaping will soften the built form and enhance the overall visual amenity of the site.

5. CONCLUSION

The proposed multi-dwelling complies with the relevant provisions of the Maitland LEP 2011 and Maitland DCP 2011, delivering a high quality design that aligns with the local character and planning objectives for the R1 General Residential zone. The development will provide additional housing choice within a suitable residential area, maintain a compatible scale and built form, minimise environmental and amenity impacts, and make efficient use of existing urban infrastructure. The design complements the surrounding neighbourhood and streetscape, with no adverse effects on adjacent properties in terms of overshadowing, privacy, bulk, or scale. There are no perceivable environmental consequences arising from the site or the proposed development. Accordingly, the proposal is considered satisfactory in terms of environmental planning, amenity, and design merit, and therefore warrants Council's support and approval.

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