

STATEMENT OF ENVIRONMENTAL EFFECTS

MULTI DWELLING HOUSING – (8) RESIDENTIAL DWELLINGS 30 BANKS STREET EAST MAITLAND



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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a development application for the proposed construction of a multi dwelling housing (8) residential dwellings and associated landscaping at 30 Banks Street East Maitland, NSW 2323.

The application is being lodged by EJE Architecture pursuant to Section 78A of the Environmental Planning and assessment (EP&A) Act 1979.

The proposal has been prepared in accordance with the provisions of Maitland Local environmental plan 2011 and the Maitland City Council Development Control Plan 2011.

Careful consideration has been given in determining the location, site layout, dwelling design and landscaping of the proposal to ensure that the needs of future residents will be met and that the development provides a high standard of housing which is compatible with surrounding development.

2.0 SITE DESCRIPTION

2.1 Location and Property Description Location and Property Description

The proposed development site is located in East Maitland within the Maitland local Government Area, approximately 3.5 kilometres south east of the Maitland central business district. The immediate locality represents a typical linear development pattern supporting a mix of residential, commercial and recreational related activities and offers diversity of built form in terms of scale, use and function.

As the location forms part of an adapted heritage conservation area, it has a distinct and identifiable visual character and aesthetic

CLIENT	EAST MAITLAND BOWLING CLUB
ADDRESS	30 BANKS STREET EAST MAITLAND, NSW, 2323
LOT	1
DEPOSITED PLAN	DP795464
LOCAL GOVERNMENT AREA	MAITLAND CITY COUNCIL
LOCAL ENVIRONMENTAL PLAN (LEP)	MAITLAND LOCAL ENVIRONMENTAL PLAN, 2011
INTEGRATED DEVELOPMENT	NO
PROPOSED DEVELOPMENT	MULTI DWELLING HOUSING – (8) RESIDENTIAL DWELLINGS
ZONING	R1 GENERAL RESIDENTIAL
HERITAGE	EAST MAITLAND HERITAGE CONSERVATION AREA
FLOOD PLANNING	PORTIION OF SITE AFFECTED BY COUNCIL FPL – RL9.72

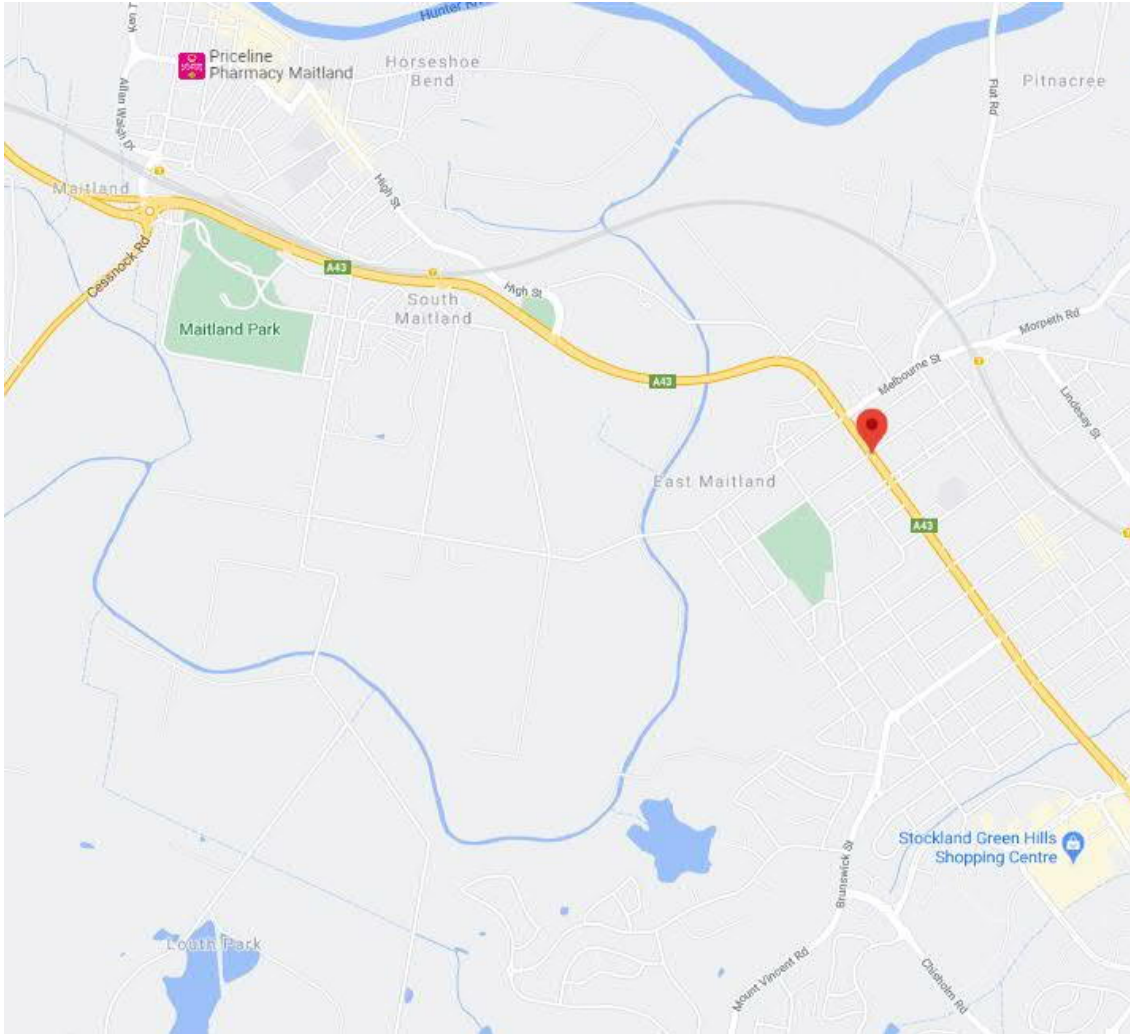


Figure 1: Topographic view of the subject site in a broader context.
 (Source: maps.google.com)

2.2 Site Characteristics

Existing Conditions

The subject site once contains a single residential dwelling.
Figure 2 displays a current aerial photograph of the proposed development site.

LOT 1 DP795464

The subject site known as Lot 1 Deposited Plan 795464 is commonly known as 30 Banks Street East Maitland, NSW 2323.

The subject allotment has a site area of 1,896m² the allotment is irregular in shape with an approximate 24,885m frontage to Banks Street.



Figure 2: Aerial Photograph of the subject site, indicated by the red box and surrounding development.
(Source: Near Map image taken 27 November 2020)

2.3 Streetscape and Surrounding Development

Adjacent Land Uses

Located on the North East of the subject site is Lot 5 Deposited Plan 999819, which exhibits a single storey residential dwelling.

On the North West side of the subject site is Lot 7 Deposited Plan 1179369 which is a lane way allowing access through to the adjacent William Street.

On the adjacent side of Banks Street is Kind Edward Park (sports ground) and the East Maitland Bowling Club which is zoned as public recreation (RE1) and private recreation (RE2), respectively.

3.0 DETAILS OF PROPOSAL

3.1 Site Planning

This proposal seeks approval for the construction of eight (8) residential dwellings comprising of the following:

- (a) Eight (8) two bedroom attached townhouses

The development proposal will be classified as 'Multi Dwelling Housing' in accordance with the Maitland Local Environmental Plan, 2011.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note: Multi Dwelling housing is a type of residential accommodation.

3.2 Site Coverage

The site area is 1,896sqm

The built area on ground (as shown on drawing A18) is 1,172sqm

This equates to 66% of the site area, which is less than the 70% allowable

Significant areas of deep soil landscaping are proposed.

3.3 Type of Building Construction

The dwellings will be brick veneer and lightweight cladding construction, with sheet metal roofing. Ground floor will be a reinforced concrete slab while the upper floors will be timber framed.

As the site is affected by flooding constraints, as such the ground floor contains only garages, laundry and entries. All bedrooms and living areas are located on the upper level opening out on to expansive terraces. The development is broken down into two buildings. The first building addressing Banks Street contains six dwellings, while the second at the rear of the site contains two dwellings.

Plans detailing the proposed development have been included in Appendix A

3.4 External Appearance

The external appearances for the proposed residential dwellings have been designed to promote continuity to the existing streetscape. This is evident within the contextual Analysis plans that accompany this application.

The schedule of materials is also included in the architectural documentation. The materials selected for the development is designed to further compliment and integrate the proposal within the streetscape. The location of garages has been designed so that they are hidden from street view.

3.5 Open Space

Each dwelling exceeds the open space requirements under the DCP.

Dwellings have access to open space terraces in addition to large courtyards on the ground floor.

The orientation of the terraces and courtyard spaces are such that they exceed the requirements of access to sunlight.

4.0 PLANNING CONTROLS

4.1 Zoning

The subject is zoned General Residential (R1), refer to Figure 3 below. The objectives of the relevant zone stipulated within the Maitland Local Environmental Plan, 2011 are:

- (a) To provide for the housing needs of the community.
- (b) To provide for a variety of housing types and densities.
- (c) To enable other land uses that provide facilities or services to meet the day to day needs of residents.



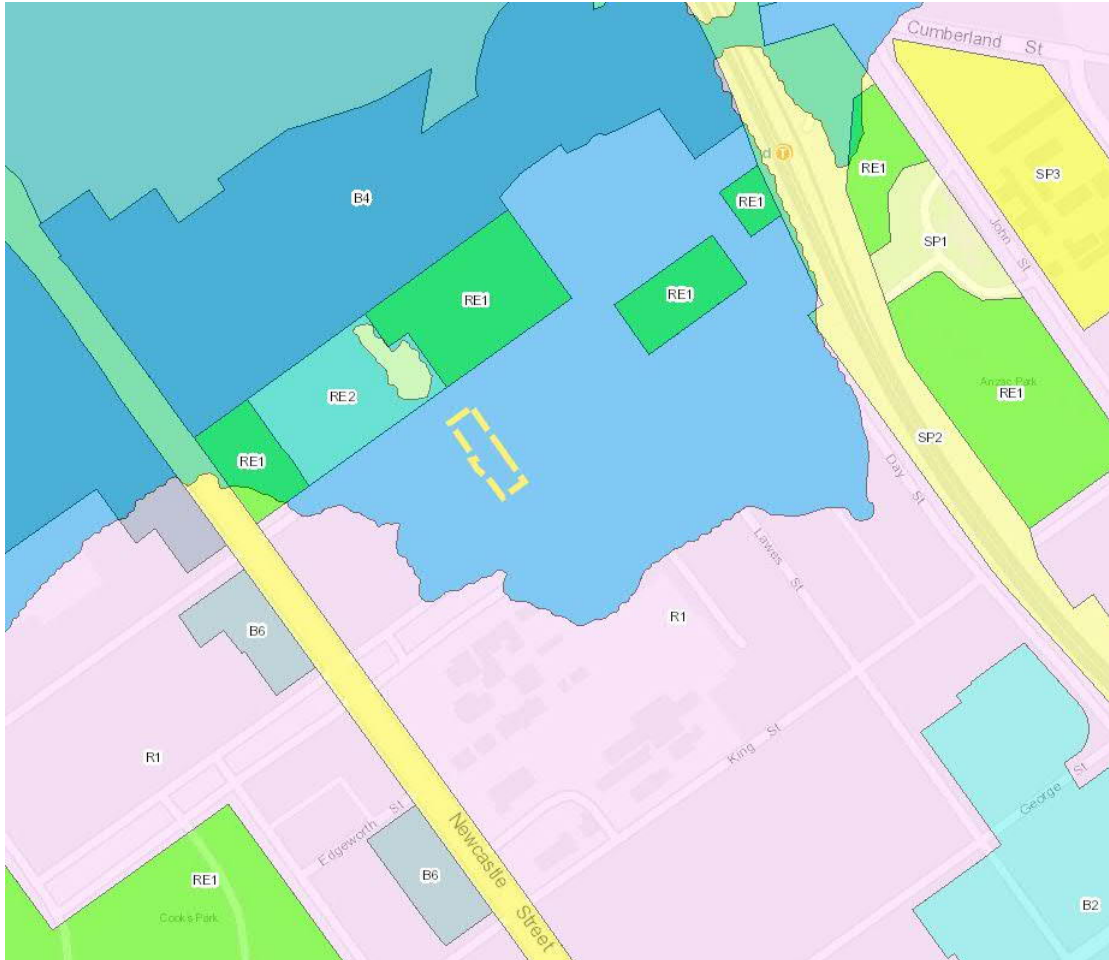
The proposed development of multi-dwelling housing is permissible, with consistent, with the prescribed zone (General Residential).

The proposed development will utilise the land effectively with the provision of modern housing, as well as, being consistent with the aims and objectives of the Maitland LEP, 2011.

4.2 Flood Planning

The subject site is located within a flood planning area, refer to Figure 4.2.1 below. The objectives of Clause 7.3 (Flood Planning) within the Maitland Local Environmental Plan, 2011 are:

- (a) to minimise the flood risk to life and property associated with the use of land,



- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
(c) to avoid significant adverse impacts on flood behaviour and the environment.

*Figure 4.2.1: Flood planning map of the subject site
(Source: Maitland LEP, 2011- Flood Planning Map)*

Councils flood planning level is RL9.72.

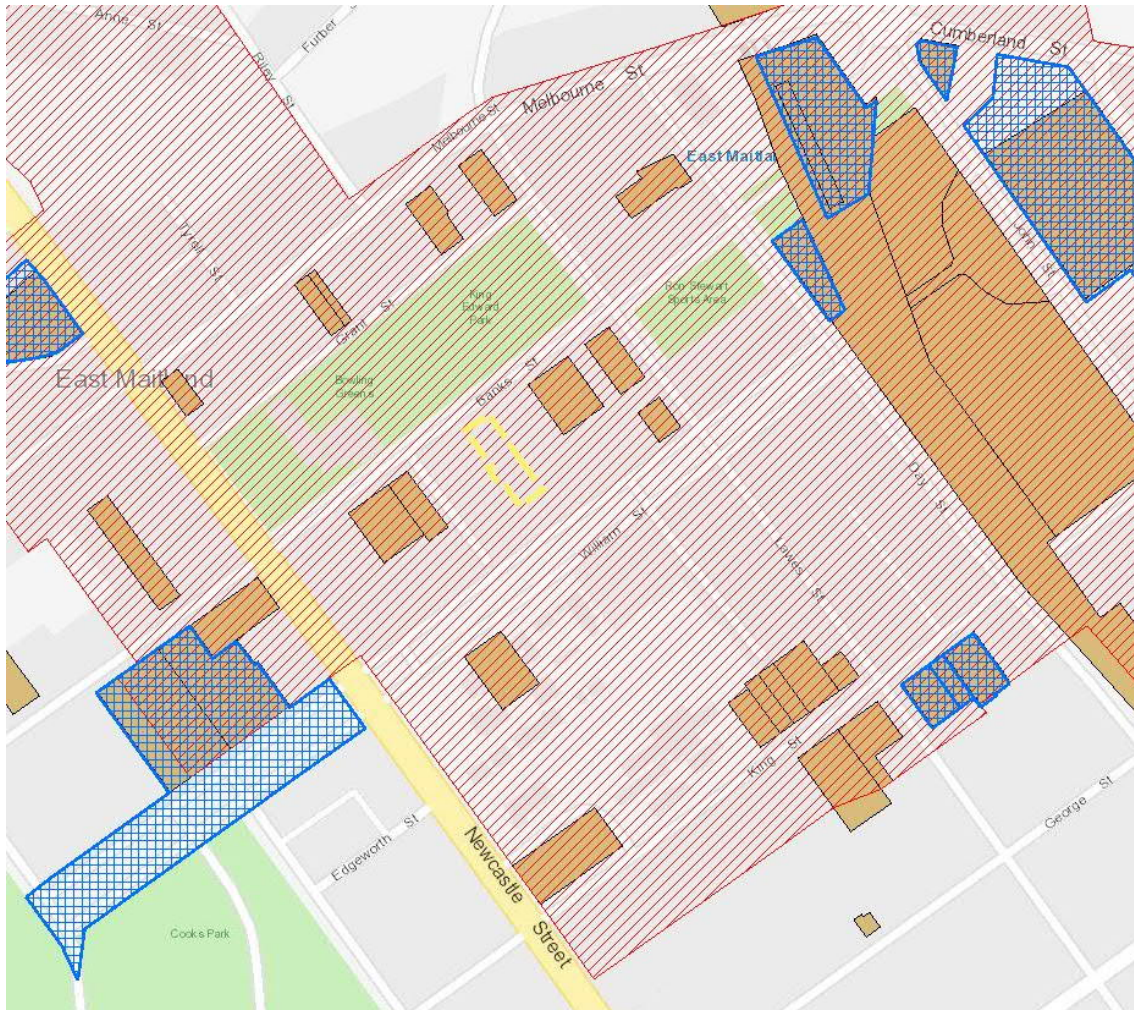
The ground floor has an RL of 8.50 but only contains non-habitable areas. (garage, laundry, entry)

The level 1 has an RL of 11.30 which accommodates all of the bedroom and living areas.

The proposed development is compatible with the existing floor hazard present on the site and will not result in an increased risk to life or property, nor will it significantly alter existing flood behaviour in the area.

4.3 Heritage Conservation

The subject is located within the East Maitland Heritage Conservation Area, refer to Figure 4.3.1 below. The objectives of Clause 5.10 (Heritage Conservation) within the Maitland Local Environmental Plan, 2011 are:



- (a) to conserve the environmental heritage of Maitland,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

*Figure 4.3.1: Heritage Conservation Area map of the subject site
(Source: Maitland LEP, 2011- Heritage Conservation Area Map)*

The proposed development has been designed keeping in mind the heritage value of the area and adjoining heritage item. A Statement of Heritage Impact report has been prepared by EJE Heritage with a copy of this report included as Appendix D.

The Statement of Heritage Impact examines the proposed works, identifying any impacts which the proposal might have on the significance of the heritage items, and any measures which should be taken to mitigate any negative impacts.

5.0 ISSUES RELEVANT TO THE APPLICATION

Further to the matters for consideration under Section 79C of the EPA Act set out in Part 4 of this document, a detailed assessment of the existing environment and the potential impacts of the proposed development has been undertaken. Specialist consultant reports were commissioned to address issues that are likely to be relevant for this particular application and are contained as Appendices to this report.

The following is a brief summary of the relevant matters addressed:

5.1 Access & Traffic

Access to the site is via an existing laneway accessible from Banks Street.

Six of the dwellings have access to their garages directly off the laneway, while two have access internally from within the site.

Each dwelling has a single garage that is capable of accommodating two spaces.

Two visitor parking spaces have also been allocated as part of the development.

The development will have an acceptable impact upon the daily traffic flows in the locality.

The additional traffic movements generated by the development will have a minimal impact upon the local road network and the site access can operate with no delay or congestion.

A separate Traffic Report has been prepared to accompany this application

5.2 Flooding

Councils flood planning level is RL9.72.

The ground floor has an RL of 8.50 but only contains non-habitable areas. (garage, laundry, entry)

The level 1 has an RL of 11.30 which accommodates all of the bedroom and living areas.

The proposed development is compatible with the existing floor hazard present on the site and will not result in an increased risk to life or property, nor will it significantly alter existing flood behaviour in the area.

5.3 Heritage

The subject is located within the East Maitland Heritage Conservation Area.

A Statement of Heritage Impact report has been prepared by EJE Heritage with a copy of this report included as Appendix D.

The Statement of Heritage Impact examines the proposed works, identifying any impacts which the proposal might have on the significance of the heritage items, and any measures which should be taken to mitigate any negative impacts.

5.4 Landscaping

Landscaping is to be carried as part of the proposed development. A landscape plan has been prepared for the proposed development to improve privacy and enhance the appearance and amenity of the development. The proposed landscaping will also make a positive contribution to the surrounding Banks Street streetscapes.

Landscaping on the site is designed to provide a high standard of living to residents, with significant areas of deep soil landscaping.

A separate landscape concept plan has been prepared to accompany this report

5.5 Fencing

The development includes front fencing with landscaping, along with fencing of all yard areas and the side and rear boundaries of the site. The proposed fencing will provide visual and acoustic privacy to the courtyard areas. The fence facing Banks Street is designed to contribute to the overall streetscape and allow casual surveillance of the surrounding area.

5.6 Earthworks

Earthworks are to be carried out as part of the proposed development. In accordance with Clause 7.2, the proposed earthworks will not result in a detrimental impact to the site or surrounding lands.

5.7 Views & Privacy

The orientation and separation of adjoining habitable rooms to adjacent dwellings ensures visual and acoustic privacy between the proposed dwellings.

Fencing between the dwellings and landscaping is also proposed to assist in achieving privacy and screening of dwellings.

Views are limited to local vistas with visual privacy provided by screens, fences or planting to individual private open spaces.

The built form is set back 6m from the adjoining NE boundary optimising visual privacy and access to sunlight.

5.8 Water & Energy Conservation

BASIX certificates have been provided for all of the proposed dwellings. This ensures that energy efficiency benchmarks for solar access, water conservation and energy use are met.

5.9 Stormwater Management

A concept stormwater management plan has been prepared and accompanies this application.

5.10 Security, Services & Facilities

The development will be fenced ensuring a secure development. Casual surveillance is provided within the existing laneway and along Banks Street.

Bin storage, clothes drying areas and mailboxes are provided for each of the dwellings and sited for functionality, efficiency and appearance.

Reticulated water, sewerage, electricity and telecommunications are available to service the proposed development.

6.0 SOCIAL AND ECONOMIC EFFECTS

The proposed development is consistent with the Maitland Local Environment Plan 2011 and the Maitland Development Control Plan. The development is consistent with the zoning and intended use of the site and is compatible with the existing development and character of the area. The existing site conditions and characteristics are not prohibitive and provide a suitable site for the proposed development.

The proposal will have a positive social impact in that it will provide additional housing opportunities and choice to future residents within the local area.

It is therefore acceptable in terms of the broad public interest,

7.0 CONCLUSION

The site is zoned for the purpose of residential use.

The proposed multi-dwelling residential development is permissible within the R1 General Residential Zone with development consent.

The development is considered to be suitable and an appropriate outcome for the site and is consistent with the zone objectives and in a manner consistent with Council's intent for the locality.

The design of the proposal has been informed by the forms, scale, proportions and compositions of the Banks Street heritage streetscape.

The Statement of Heritage Impact for the proposed development concludes that the proposal meets the aims, objectives and requirements of the Maitland LEP and DCP controls as the proposal respects the character of its surrounds while avoiding any confusion as to what is original in the area and does not give a false impression of historical developments.

The proposed works while drawing on the surrounding influences remain a clearly identifiable contemporary building and not an imitation of the surrounding heritage buildings.

The proposed development of the subject land will not create any unacceptable impacts on the natural or built environment within the vicinity of the site and upholds the amenity and character of the area. The proposed development is consistent with the objectives of the Maitland Local Environmental Plan 2011, and the relevant sections of the Maitland Development Control Plan.

The Statement of Environmental Effects has demonstrated that the proposed development meets or exceeds the prescribed requirements and will have acceptable impacts on the environment with the implementation of proposed mitigation measures.