STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DWELLING & DETACHED GARAGE

at LOT 2, DP 234594 20 ROBINS STREET HORSESHOE BEND, NSW 2320

for CHRISTIAN HARTIGAN

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Hoover Group Pty Ltd, in support of a Development Application to Maitland Council for a new single dwelling development located at 20 Robins Street, Horseshoe Bend NSW 2320.

The development consists of construction of double storey dwelling with attached double garage, and detached double garage. This statement should be read in conjunction with the following documentation:

- Architectural Drawings prepared by Hoover Group Pty Ltd.
- BASIX Certificate prepared by Hoover Group Pty Ltd.
- Detail Survey prepared by David Cant Surveyors.

2.0 MAPS



Figure 1: Map showing subject site highlighted blue (source: nearmaps)



Figure 2: Aerial image showing subject site highlighted blue (source: nearmaps)

3.0 EXISTING STREETSCAPE



Figure 3: Image of subject site from Robins Street.



Figure 4: Image of existing streetscape.

4.0 SITE ANALYSIS

COUNCIL	The subject site is located within the Maitland Council.
PLANNING CONTROLS	Maitland Local Environmental Plan 2011 Maitland Development Control Plan 2011 SEPP Building Sustainability Index 2004
ZONING	Zone R1 – General Residential (Reference: LEP Land Zoning Map)
SITE AREA	855.6 sqm approx.
SITE LOCATION	The subject site is located on the eastern side of Robins Street, within a semi-developed residential area. Hunter River is located 50m away to the north of the subject site. The nearest town center is Maitland, approximately 800m to the southwest of the site.
SITE DESCPRITION	The site encompasses an area of approximately 855.6sqm, and is a rectangular shaped block of land fronting Robins Street. The topography of the site gently falls towards the rear boundary. The site is currently vacant.
ADJACENT DEVELOPMENT	No.18 Robin Street – It is currently occupied by a single storey dwelling.
	No.19 Portland Street – It is currently occupied by a single storey dwelling.
FLOOR SPACE RATIO	N/A.
HEIGHT OF BUILDING	N/A.
ACID SULFATE LAND	The subject site is within Class 4 acid sulfate soil area.
FLOOD PLANNING	The subject site is within a flood planning area.
HERITAGE	The subject site is within the Central Maitland Heritage Conservation Area.

5.0 PROPOSED DEVELOPMENT

The proposed development is illustrated in the Architectural Plans prepared by Hoover Group Pty Ltd, identified as Drawings Sheet DA01-DA09.

The proposed development comprises a new double storey dwelling, pool, detached double garage, driveway and associated landscaping.

The proposed single dwelling contains a double garage, bathroom and under house area on ground floor; 4 bedrooms, bathroom, open kitchen, living and dining on first floor. The proposed first floor finish floor level is RL 11.44, which is above Maitland Council advised 1:100 year flood planning level RL9.72.

The schedule of external materials and finishes includes PGH crafted sandstock facebrick; Taubmans 'metal glow' painted weatherboard cladding; Taubmans 'grey castle' render; white painted posts, beams, trims, windows and doors; Taubmans 'trendy' fascia and gutter; and zinc roof and gutter.

DESIGN OBJECTIVES:

The general objectives of the proposed design include:

- Minimise development on site to retain environmental features;
- Provide an efficient internal layout for modern living;
- Minimise visual impact on subject site by adoption of simple uniformed materials;
- Minimise the potential impacts on the amenity of surrounding land in terms of the key consideration of visual bulk, privacy, views and overshadowing.

6.0 PLANNING CONTROLS

MAITLAND COUNCIL CONTROLS ASSESSMENT

MAITLAND LOCAL ENVIRONMENTAL PLAN 2011				
ITEM	ZONING/CONTROL	COMPLIANCE	COMMENTS	
Zoning	R1 – General residential;	V	Proposed development is single dwelling.	
Heritage Item	Central maitland conservation area	V	The proposed dwelling has been designed in respect to the central maitland heritage DCP controls.	
Height of Building	N/A	N/A		
FSR	N/A	N/A		
Flood Planning	Flood Planning	V	Proposed First Floor Finish Floor is RL 11.44	

MAITLAND DEVELOPMENT CONTROL PLAN 2011				
DCP ITEM -	CONTROL	PROPOSED	COMMENTS	
Primary				
Planning				
Controls				
Part B.3 – Hunte	er River Floodplain			
3.3 General	- all habitable finished floors	The 1:100 FRL for the subject	Compliant.	
building	shall be no lower than the FPL.	site is RL 9.72, and the		
requirements	- Parts of buildings and	proposed habitable finish floor		
	structures at or below the FPL	level is RL 11.44.		
	shall be constructed in			
	accordance with Table 1:	Structure design is not provided		
	Flood aware design	with this development		
	requirements for residential	application submission,		
	development on flood prone	compliant structure design will		
	land. The development shall	be provided prior to		
	be certified by a qualified	construction certificate. It is		
	structural engineer that the	worth mentioning the proposed		
	building has been designed to	structure under the FRL is		

	withstand the depth of	double cavity brick, concrete	
	inundation, buoyancy and	slab and concrete footing.	
	flow velocity forces at the		
	development site for a 1:100		
	ARI event.		
Part C.4 – Herita	age Conservation		
5.2 Siting a	- new development should	The siting of the proposed	Compliant.
new building	have regard to the established	dwelling has been carefully	•
	patterns of the locality with	considered with respect to the	
	regard to the typical location	established patterns of the	
	and orientation of buildings on	locality. The proposed dwelling	
	an allotment.	is sitting in line with the	
	- new development should be	adioining dwellings.	
	sited behind the building line		
	of any adjoin heritage item.		
5.3 Scale	- the scale of a new house	The subject site is within a	Compliant.
	should be related to the size	residential area that has a mix	
	of the allotments laid out in	of single storey and double	
	the historical subdivision	storey dwellings, and the	
	nattern of the area	proposed dwelling is double	
	- new houses should generally	storev	
	remain at single storey in	Storey.	
	areas where the majority of		
	buildings are single storey.		
5.4	- openings in visible frontages	The proposed dwelling has	Compliant.
Proportions	should retain a similar ratio of	been well designed with	Complianti
	solid to void as to that	consideration of typical	
	established by the original	proportions of surrounding	
	older buildings	dwellings and design elements	
	- new buildings should	such as verandahs and roof	
	incorporate the typical	style.	
	proportions of surrounding		
	development, even when		
	using modern materials.		
	- new buildings should		
	establish a neighbourly		
	connection with nearby		
	buildings by way of reference		
	to important design elements		
	such as verandahs, chimneys		
	or patterns of openings.		
5.5 Setbacks	- where there is a uniform	The proposed dwelling is	Compliant.
	historically based setback, it is	setback on the prevailing street	
	generally advisable to	setbacks, and the front garden	
5.4 Proportions 5.5 Setbacks	 buildings are single storey. openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings. new buildings should incorporate the typical proportions of surrounding development, even when using modern materials. new buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings. where there is a uniform historically based setback, it is generally advisable to 	The proposed dwelling has been well designed with consideration of typical proportions of surrounding dwellings and design elements such as verandahs and roof style.	Compliant.

	maintain this setback in a new	will be well landscaped to	
	building. Where the building	provide screening plants.	
	will be obtrusive it should be		
	set well back and heavily		
	screened.		
5.6 Form &	- new buildings should be	The proposed dwelling has	Compliant.
massing	designed in sympathy with the	been well designed with	
	predominant form and	consideration of predominant	
	massing characteristics of the	architectural form within the	
	area.	area.	
5.7	- generous green landscaped	The proposed front garden will	Compliant.
Landscaping	areas should be provided in	be well landscaped with	
	the front of new residential	screening plants.	
	buildings where ever possible.		
5.8 Detailing	- avoid fake or synthetic	The proposed facade has well	Compliant.
	, materials and detailing. These	considered the architectural	•
	tend to give an impression of	details of surrounding	
	superficial historic detail.	dwellings. There is no excessive	
	- avoid slavishly following past	amount of architectural details.	
	styles in new development.		
5.9 Building	Doors and windows	The proposed doors and	Compliant.
elements &	- new doors and windows	windows are proportionally	
materials	should proportionally relate to	designed in regards to the	
	typical openings in the locality	surrounding dwellings	
	- simply detailed four panel	Although there is no standard	
	doors or those with recessed	900mm wide module windows	
	nanels are generally	being used on front facade full	
	annropriate	length verandah is designed as	
	- standard windows often	a respect of heritage style	
	come in modules of 900mm	dwelling And all proposed	
	wide. There use should be	windows fasing street are	
	limited to single or double		
	format only. The most suitable		
	windows are generally double	The proposed reaf is dark metal	
	hung cocomont owning or	that is suitable within the	
	fived type	residential area	
	Reafs		
	corrugated galvanized iron is	The schedule of external	
	a most appropriate roofing	materials and finishes includes	
	material for new buildings in	PGH crafted canditock	
	historic areas It is also	facebrick: Taubmans (metal	
	economical and durable Dro	glow' nainted weatherboard	
	finished iron in grov or other	cladding: Taubmans (grou	
	shades in some circumstances	castla' rander: white painted	
	may also be suitable	posts booms trims windows	
	may also be suitable.	posts, beams, trims, windows	

	Walls	and doors; Taubmans 'trendy'	
	- cladding materials which	fascia and gutter; and zinc roof	
	setout to imitate materials	and gutter.	
	such as brick, stone and		
	weatherboard should be		
	avoided as they tend to		
	detract from the authentic		
	character of the surrounding		
	original buildings.		
	- 150mm weatherboards are		
	generally appropriate for		
	historic areas.		
	- plain, non-mottled bricks are		
	preferable with naturally		
	coloured mortar struck flush		
	with the brickwork, not deeply		
	raked.		
Part C.8 – Resid	ential Design	I	I
4. Bulk	b) to restrict and control	The subject site is gently sloping	Compliant.
Earthworks	excessive earthworks in order	towards the rear boundary,	
and Retaining	to preserve, as much as	therefore, and there is no	
Walls	practicable, the existing	excessive amount of	
	topography and character of	earthworks for the proposed	
	the neighbourhood affected	development. The maximum	
	by the proposed	excavation is 500mm within the	
	development.	building footprint.	
5. Street	Front: 5m	The proposed dwelling front	Compliant.
Building	Garage: 6m	setback is 9.0m, and the	
Setback		proposed garage front setback	
		is 30.5m.	
6. Side and	Minimum side and rear	The proposed maximum wall	Acceptance
Rear Setbacks	setbacks for residential	height is 6.18m, and the	on merit.
	buildings in urban zones shall	proposed min. side setback is	
	be in accordance with Figure	1.0m, which is less than the	
	- 1.0m for walls up to	required 1.95 side setback. The	
	3.0m in height (to	proposed rear setback is	
	underside of eaves);	10.05m, which is greater than	
		the required 1.95m rear	
	- 1.0m plus 0.3m for	setback.	
	every metre of wall		
	less than 7.2m	A variation to the minimum side	
		setback is proposed, for the	
	 For that part of a wall over 7.2m in height, 	reasons below:	

	the minimum setback	1. The proposed dwelling	
	should be increased	has 1m side setback to	
	by 1.0m for every	south boundary, but it	
	metre of height over	has 8 5m side setback	
	7.2m.	to north boundary	
		Considering the	
		proposed building bulk	
		the nen compliance	
		adverse impact to the	
		heighbouring	
		properties.	
		2. Two storeys are	
		proposed to ensure the	
		finish floor level of the	
		dwelling's main	
		habitable area is above	
		1:100 year flood level. It	
		is designed to ensure	
		the occupant's safety in	
		response to council's	
		DCP.	
		Considering the non-	
		compliance is minor in nature,	
		and the proposal is in	
		compliance with the objective	
		of the DCP control, it should be	
		considered acceptable.	
7. Site	Dwelling house: maximum site	The proposed site coverage is	Compliant.
Coverage and	coverage 60%, minimum	58%.	
Unbuilt Areas	unbuilt area 40%.		
8. Building	Dwelling in residential zones:	The proposed maximum	Acceptance
Height, Bulk	max. height 8 meters.	building height is 9.6m.	on merit.
and Scale			
		A variation to the maximum	
		building height is proposed, for	
		the reasons below:	
		1. The dwelling is	
		designed to ensure the	
		finish floor level of the	
		dwelling's main	
		habitable area is above	
		1:100 year flood level. It	
		is designed to ensure	

		the occupant's safety.	
		Therefore, the non-	
		compliance should be	
		considered acceptable.	
		2. The proposed dwelling	
		has an increased side	
		setback to north side	
		boundary, front	
		boundary and rear	
		boundary, the proposed	
		building bulk is in	
		compliance with the	
		objective of the DCP	
		control.	
9. External	The building design and the	The proposed external	Compliant.
Appearance	Statement of Environmental	appearance has been well	-
	Effects that accompanies the	designed with consideration of	
	proposal should demonstrate	existing architectural elements	
	that the following matters	within the conservation area.	
	have been addressed: i.	The massing of the dwelling has	
	Consideration of the existing	been well considered and	
	character, scale and massing	positioned to satisfy occupants'	
	of development in the	modern living standards while	
	immediate area, including the	ensuring potential view of the	
	surrounding landscape. ii.	Hunter river. The selected	
	Architectural interest	materials for external facades	
	encouraged by: iii. the use of	are weatherboard cladding and	
	finishes which are textured	brick for walls, and metal	
	rather than bland; iv.	sheeting for roof. The material	
	providing stepping of walls,	selection provides a refined	
	pergolas, eaves, verandahs	palette to existing site.	
	and blade walls etc. to		
	establish articulation and		
	create light and shadow to a		
	building v. the coordinated		
	use of diverse materials and		
	appropriate decorative		
	treatments		
10. Open	i) The 'principal area' of POS	The proposed dwelling has	Compliant.
Space	shall form a direct extension	135sqm private open space on	
	to the internal living room or	ground floor, and there is	
	dining area of the dwelling	25sqm with min. 3m balcony on	
	(refer Figure 19). iv. To be	first floor that is linked to the	
	included in usable open space	internal living room / dining	
	calculations, open space at	area.	

	ground level must have a			
	minimum width in one			
	direction of 3.0 metres.			
Part E.2– Central Maitland Heritage Conservation Area				
1.3	What to Keep:	The subject site is currently	Compliant.	
Conservation	- Significant vegetation,	vacant. There is no buildings,		
Policies –	particularly where it is part of	nor contributory street tree		
Residential	original gardens ;	plantings.		
Areas	- The original character and			
	status of streets, side streets	The front garden will be well		
	of laneways in particular to	landscaped with one single		
	keep residential streets for	driveway.		
	residential purposes;			
	- Front garden areas with			
	minimal hard surface			
	treatment.			
	What to Encourage:	The proposed dwelling has		
	- Re-instatement of	been designed with		
	appropriate/original	consideration of the		
	verandahs in accordance with	surrounding development in		
	the guidelines in this DCP	terms of height, scale and form,		
	_	and it will enhance the existing		
		streetscape.		
		·		
	What to Avoid:	The proposed garage has a		
	- Garages and carports	30.5m front setback, it can		
	becoming a prominent part of	hardly be seen from street.		
	the streetscape;			
	- Intrusion into original fabric	The proposed habitable area is		
	of buildings of significance;	above the 1:100 flood level, and		
	- Raising of dwellings above	it is necessary in order to		
	flood levels where there	ensure the occupants' safety.		
	would be a significant impact			
	on the streetscape.			

7.0 CONCLUSION

The proposed development has been carefully designed to substantially preserve the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

On the basis of the merits of the proposal and the lack of environmental impact, it is recommended that Council approve the development, subject to appropriate conditions of consent.

TIM HOOVER DIRECTOR HOOVER GROUP PTY LTD