Statement of Environmental Effects

DEVELOPMENT APPLICATION

Applicant: NSW Land and Housing Corporation

Location: Elladale, Maitland Road, Mayfield NSW

Date: January 21, 2013

Prepared by: Chris Tucker
Introduction

• “Elladale” (circa 1880) was acquired by Housing approximately 30 years ago – a large stone house (comprising four main rooms). The property was originally Victorian stone cottage that was built for an emerging industry manager. It was subsequently used as an on site office for ‘a used car yard’.

• The cottage is in a state of disrepair, is uninhabitable and currently fenced off with unsightly temporary fencing which has potential for vandals or unauthorised entry by children or others to occur. Hazards associated with this must be considered a risk.

• The cottage has been vacant for more than eight years.

• Since its acquisition, Housing NSW have used all available land around the house to construct a mixture of double storey townhouses and single storey units, constructed in 1989, with some of the dwellings being located within 2 to 3 metres of “Elladale”. As a result this has severely compromised the integrity and appeal of the stone house.

• “Elladale” requires a minimum of $700,000 to be outlaid on its restoration in order to restore it to a one bedroom dwelling. Quotes have been obtained for this purpose and are attached.

• The house has no street frontage, no car parking, quite run down and it totally out of character with the surrounding development.

• Housing NSW staff has spent considerable time and effort trying to find an alternative use for the house without success.

• A local real estate agent specialising in heritage buildings has inspected the site and advised that “Elladale” would be unsaleable on the private market.

• The house is currently listed in the Newcastle City Council’s Local Environmental Plan 2008 as being of local heritage significance and is listed in the Schedule of heritage items. Regulation 46 of the LEP 2008 states, (2) Requirement for Development Consent is required for any of the following: (a) demolishing … a heritage item or a building.
SITE ANALYSIS

• The site is in R3 Medium Density Residential according to the Newcastle LEP 2012.

• According to the BCA the building is Class 1.

• The site is surrounded by housing and is presently secured from public entry,

• The drawings contain an amount of site information, and reference should be made to those.
HERITAGE CONSERVATION AREAS DCP 2012

5.07.01 Alterations and additions Objectives

• Contributory buildings are retained, recycled and adaptively reused.

• The architectural style of the host building(s) is reflected in the design of the additions and alterations.

• Alterations and additions contribute positively to the streetscape and the setting of the host building.

• Additions are designed to minimise the impact on the special qualities of the streetscape and the architectural style of the host building.

• Additions are in proportion to the host building and conserve the scale of the building and the street.

• Additions are not visible from the public domain unless the addition is architecturally outstanding.

Compliance

• The proposal complies with these requirements.

• Refer to the heritage report that supports this proposal.
HERITAGE CONSERVATION AREAS DCP 2012

5.07.02 Materials and details in heritage conservation areas

Objectives

- Maximise the reuse of existing material on site.
- Ensure selection of new materials and details compliment the local character.

Compliance

- The proposal complies with these requirements.
- The design intention is to retain all materials removed from the building for the construction of the new works to the existing housing.
- Refer to the heritage report that supports this proposal.
HERITAGE CONSERVATION AREAS DCP 2012

5.07.03 Accommodating vehicles in heritage conservation areas Objectives

• Minimise the visual intervention of new structures that accommodate vehicles.

• Maintain the relationship of buildings to the street and to their settings.

• Maintain the setbacks associated with the heritage conservation area.

• Produce liveable streetscapes underpinned by the historical character of the conservation area.

Compliance

• The proposal complies with these requirements.

• Refer to the heritage report that supports this proposal.
HERITAGE CONSERVATION AREAS DCP 2012

5.07.04 Fences in heritage conservation areas Objectives

- Preserve and protect fences, stone and brick retaining walls and garden settings.
- Ensure fences within the public domain contribute to the streetscape.
- Retain and repair surviving original fences.
- Ensure new fences in the public domain match the details and materials of the adjoining contributory fences or matches the original fence in the case of rebuilding projects.

Compliance

- The proposal complies with these requirements.
- Refer to the heritage report that supports this proposal.
5.07.06 Subdividing or amalgamating land in a heritage conservation area Objectives

- Ensure that subdivision and amalgamation of land in a heritage conservation area is commensurate with the heritage significance of the area, and conserves the important characteristics of the subdivision pattern and allotment layout, streetscape character and notable features of the precinct.

- Allow for the interpretation of the original pattern of the subdivision pattern in any development proposal.

Compliance

- The proposal complies with these requirements.

- Refer to the heritage report that supports this proposal.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.01 Height of buildings Objectives

• Ensure the scale of development enhances and makes a positive contribution towards the desired built form by reinforcing the established centres hierarchy.

• Allow reasonable daylight access to all developments and the public domain.

Compliance

• The proposal complies with these requirements.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.02 Density - floor space ratio Objectives

• Provide an appropriate density of development consistent with the established centres hierarchy.

• Ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the centres hierarchy.

Compliance

• The proposal complies with these requirements.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.03 Street frontage appearance Objectives

- Ensure new development complements and harmonises with the positive elements of existing development on adjacent land and the locality.

Compliance

- The proposal complies with these requirements.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

Section 3.02.04 Building envelope Objectives

- Enable flexibility in the siting of buildings and the provision of side and rear setbacks.
- Ensure adequate natural light, ventilation, privacy and view sharing between buildings.
- Ensure bulk and scale is reduced by progressively increased setbacks as wall height increases.
- Ensure building bulk is generally distributed to reduce impact on neighbours and the public street.
- Ensure walls are sited and of such a length and height that there is no significant loss of amenity to adjacent dwellings and land.

Compliance

- The proposal complies with these requirements.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.05 Front setbacks Objectives

- Ensure setbacks provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street.

- Ensure new development makes a positive contribution to the local content.

Compliance

- The proposal complies with these requirements.
3.02.06 Existing topography Objectives

- Ensure dwellings relate to the existing topography of the site with minimal cut and fill.

Compliance

- The proposal complies with these requirements.
3.02.07 Landscaping and existing vegetation Objectives

- Improve the amenity of developments through the retention and/or planting of large and medium size trees where appropriate.
- Provide habitat for native plants and animals.
- Improve stormwater quality and reduce quantity.
- Improve the microclimate and solar performance within the development.
- Improve urban air quality.
- Contribute to biodiversity.
- Allow for landscaping to provide screening between buildings.
- Ensure that landscaped areas are consolidated and maintainable spaces that contribute to the open space structure of the area.
- Ensure adequate area of deep soil on site to allow for mature tree growth.
- Ensure landscaped areas are of a usable size and proportion.

Compliance

- The proposal complies with these requirements.
- The proposed gardens are dominated by food tree’s and plants that reflect the orchard qualities of the original Elladale property, while providing an edible environment for the residents. This is discussed in the attached heritage report.
- Refer to the drawings that outlines landscaping strategies.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.08 Fences and walls Objectives

- Ensure front fences and walls, when used, do not have a detrimental impact upon the streetscape and adjacent buildings.

- Enable outlook from dwellings to the street for safety and surveillance.

- Minimise amenity impacts from fences and walls.

Compliance

- The proposal complies with these requirements.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.09 Open space Objectives

- Ensure dwellings are provided with private open space which is usable and meets the needs of the occupants.

Compliance

- The proposal complies with these requirements.
NEWCASTLE DEVELOPMENT CONTROL PLAN 2012

3.02.10 Vehicular access and car parking Objectives

• Ensure vehicles can enter and exit the site in a safe manner.

• Ensure vehicle access and car parking structures do not dominate the streetscape.

Compliance

• The proposal complies with these requirements.
3.02.11 Solar access Objectives

- Ensure new dwellings have adequate sunlight to habitable rooms and private open spaces.
- Ensure developments do not significantly overshadow living rooms and private open spaces of adjacent dwellings.

Compliance

- The proposal complies with these requirements.
3.02.12 Views and privacy Objectives

- Encourage the sharing of views while not restricting the reasonable development potential of a site.

- Ensure adequate visual and acoustic privacy for proposed and existing dwellings, particularly private open spaces and the windows of habitable rooms.

Compliance

- The proposal complies with these requirements.
3.02.09 Open space Objectives

- 1. Ensure dwellings are provided with private open space which is usable and meets the needs of the occupants.

Compliance

- The proposal complies with these requirements.