# STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED LANDSCAPING MATERIAL SUPPLY SHED

at

LOT 81 & 82
RAILWAY PARADE
TELARAH, 2320

for
BEN ROOSE

REVISION A
APRIL 2024

**HOOVER GROUP PTY LTD**
DESIGN & DEVELOPMENT

# CONTENTS

# 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Hoover Group Pty Ltd, in support of a Development Application to Maitland City Council for the proposed landscaping material supply shed which includes the construction of a shed with a mezzanine located at Lot 81 & 82 Railway Parade Telarah NSW 2320.

The proposed development is to provide the owner with a secure and weather protected structure to store tools, equipment and materials used to operate their concrete pumping business. The design of the proposed landscaping material supply shed has been considered in the context of the surrounding streetscape to ensure it complements the existing character of the area whilst also being functional for the proposed business to operate. The proposed landscaping material supply shed will feature a gable roof with a pitch of 10 degrees, constructed using colorbond corrugated roof sheeting in colour 'Wallaby'. The external walls will be constructed of multi-clad walling in colorbond colour 'Shale Grey' ensuring a clean and modern appearance that harmoniously with nearby built structures.

This statement should be read in conjunctions with the following documentations:

- *Architectural Drawings prepared by Hoover Group Pty Ltd.*
- *Cost estimate report prepared by Hoover Group Pty Ltd.*
- *Waste Management Plan prepared by Hoover Group Pty Ltd.*

## 2.0 MAPS

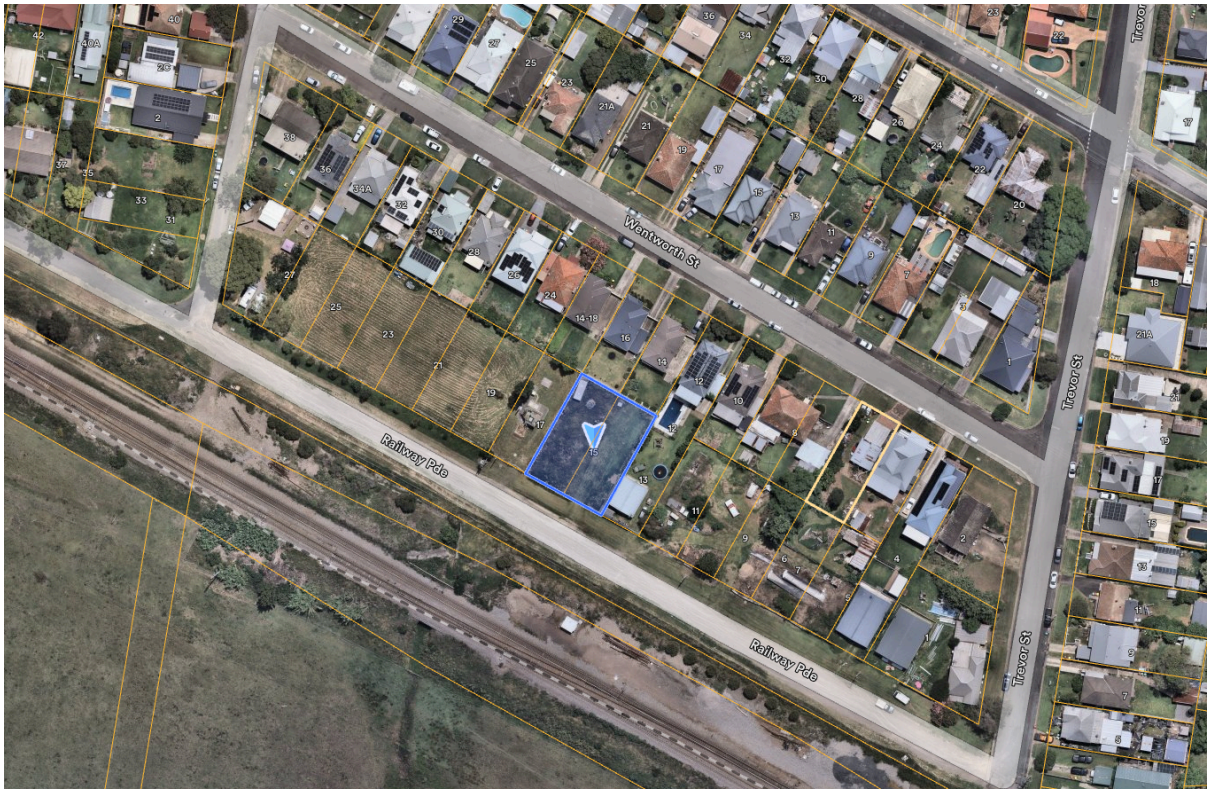


Figure One: Aerial image showing subject site highlighted blue (Source: Nearmap)


Figure Two: Aerial image showing subject site highlighted blue (Source: Nearmap)

Figure Three: Existing property facade
(Source: Hoover Group Pty Ltd)

Figure Four: Existing view on property towards Railway Parade
(Source: Hoover Group Pty Ltd)

Figure Five: Proposed landscaping material supply shed location
(Source: Hoover Group Pty Ltd)

## 4.0 SITE ANALYSIS

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| **COUNCIL** | The subject site is located within the Maitland City Council. |
| **PLANNING CONTROLS** | -- Maitland Local Environmental Plan 2011<br>-- Maitland Development Control Plan 2011 |
| **ZONING** | Zone RU2: Rural Landscape<br>(Reference: ePlanning Spatial Portal) |
| **SITE AREA** | Lot 81 & 82 - 777.7 $m^2$ |
| **SITE LOCATION** | The subject site is located at Railway Parade in the suburb of Telarah, within the Maitland local government area. Positioned in close proximity to the main rail line that services the broader Maitland region, the site benefits from convenient access to public transport infrastructure. Currently undeveloped, the site presents a valuable opportunity for new development in an area well-connected to surrounding suburbs and amenities. |
| **SITE DESCRIPTION** | The site is an undeveloped lot that slopes down towards Railway Parade. |
| **ADJACENT DEVELOPMENT** | No.13 Railway Parade – It is currently occupied by a shed.<br><br>Lot 83 Railway Parade– It is currently occupied by a pump station |
| **HERITAGE** | N/A |
| **ACID SULPHATE SOIL** | Class 5 |
| **FLOOR SPACE RATIO** | N/A |
| **FLOOD PLANNING** | N/A |
| **BUSHFIRE** | Vegetation Buffer |

# 5.0 PROPOSED DEVELOPMENT

The proposed development is illustrated in the Architectural Plans prepared by Hoover Group Pty Ltd, identified as ROOSE-202501.

The proposed development consists of a proposed landscaping material supply shed with a mezzanine that will provide secure storage for tools, materials and equipment related to the owners concrete pumping business. The proposed landscaping material supply shed will reflect a similar aesthetic to other non habitable structures in the area while ensuring functionality. It will feature a gable roof with a 10 degree pitch, constructed with a colorbond corrugated roof sheeting in the colour 'Wallaby'. The external walls will be made of multi-clad walling in colorbond colour 'Shale Grey'. While the proposed landscaping material supply shed will be visible from the street, it has been designed to complement the surroundings and other existing structures ensuring it blends seamlessly into the environment. The shed will be used to operate a concrete pumping business company which will benefit the surrounding community.

**DESIGN OBJECTIVES:**

The general objectives of the proposed design include:

- Provide secure storage for tools and equipment for the purposed of practical operations of the business
- Minimise the potential impacts on the amenity of surrounding land in terms of the key consideration visual bulk, privacy, views and overshadowing.
- Maximise buildable area on site
- Ensure proposed landscaping material supply shed design harmonises with surrounding structures and overall streetscape

# 6.0 BUSINESS MANAGEMENT PLAN

## 1. Executive Summary

**Business Name**: Hunter Concrete Pump Hire (HCPH Pty Ltd)
**Location**: Lot 81 & 82 Railway Parade, Telarah NSW
**Operating Hours**: Monday - Friday, 6:00 AM – 4:00 PM
**Capacity**: 6 Staff
**Parking**: 4 car parking spaces, including 1 disability parking space (AS2890.6-2022 compliant)
**Facility Features**: Landscaping Material Supply Shed, Mezzanine, Kitchenette and Accessible Bathroom.
**Mission Statement**: At Hunter Concrete Pump Hire, our mission is to deliver reliable, efficient, and safe concrete pumping solutions across the Hunter Region. We are committed to supporting our clients with high-quality service, professional expertise, and a strong focus on safety and customer satisfaction. Through our dedicated team and modern equipment, we aim to be the trusted partner of choice in every construction project we're part of.

## 2. Business Management Plan

**Business Structure**
**Mission Statement**: Hunter Concrete Pump Hire operates as a small, privately owned company providing concrete pumping services across the region. The business is managed in-house with a focus on reliability, efficiency, and client satisfaction.

**Management and Staff**: The business is overseen by a small management team responsible for operations, client coordination, and general administration. Staff members are trained in their roles and work together to ensure smooth day-to-day operations.

**Operating Hours**

- Monday to Friday: 6:00 AM – 4:00 PM
- Additional work outside these hours can be arranged as needed.

**Facilities:** The business operates from a site that includes a large shed storage space, mezzanine office space, kitchenette, accessible bathroom, and designated parking. The workspace is functional and supports both administration and field operations.

**Staffing Overview:** A compact team is in place, including a mix of management, administrative support, and field operators. Roles are clearly defined, but flexibility allows the team to adapt as required.

**Health and Safety:** Health and safety are a priority, with safe work practices integrated into all operations. Staff are trained and all equipment is regularly maintained.

**Tools and Systems:** Basic systems are in place to manage bookings, communication, and project tracking. Technology is used to support efficiency, but the approach remains straightforward and practical.

**Compliance:** The business holds necessary insurances and operates in accordance with relevant regulations and standards.

## 7.0 PLANNING CONTROLS

### MAITLAND COUNCIL CONTROLS ASSESSMENT

| MAITLAND LOCAL ENVIRONMENTAL PLAN 2011 | | | |
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| **ITEM** | **ZONING/CONTROL** | **COMPLIANCE** | **COMMENTS** |
| Zoning | RU2: Rural Landscape |  | The proposed development is for construction of a proposed landscaping material supply shed which is permitted with consent in an RU2 zone. |
| Heritage Item | N/A | N/A | |
| Acid Sulphates | Class 5 |  | The development will not excavate more than 5 meters during construction of the proposed landscaping material supply shed. |
| FSR | N/A | N/A | |

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| Bushfire Prone Land | Vegetation Buffer |  | It falls within a Vegetation Buffer zone —a low-risk classification typically applied to urban areas where maintained landscaping and existing development provide a natural buffer to potential hazards. With no significant bushfire-prone vegetation in proximity, and the surrounding context consisting primarily of dwellings, roads, and hardstand areas, the bushfire risk is considered negligible. As a result a bushfire consultant we consider non-applicable to this project<br><br>While the proposed landscaping material supply shed encroaches upon the rear and side setbacks, this is a necessary and practical response to the site's constraints and the owner's business storage requirements. To mitigate the impact of this minor non-compliance, any wall located close to the boundary has been designed using the CSR 5380 wall system, achieving a 60/60/60 Fire Resistance Level (FRL). Furthermore, any windows within close proximity to the boundary will be fixed fire-rated windows, also with a 60/60/60 FRL. In addition, all eaves, fascias, roofing, and downpipes will be constructed using non-combustible materials to ensure compliance with fire safety standards.<br><br>These design considerations ensure compliance with relevant fire safety standards, minimise potential risk to adjoining properties, and provide a balanced outcome that meets both functional requirements and planning objectives. |
| Flood Planning | N/A | N/A | |

| MAITLAND DEVELOPMENT CONTROL PLAN 2011 | | | |
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| **DCP ITEM - PRIMARY PLANNING** | **CONTROL** | **PROPOSED** | **COMMENTS** |
| **Part C - Design Guidelines: C.5 Industrial Land** | | | |
| 1- Design and Appearance of Buildings | -The external walls of industrial buildings shall be of profiled colour-treated cladding or masonry materials, or a combination of both | The proposed landscaping material supply shed has been thoughtfully designed to blend functionality with a clean, modern aesthetic. It features a gable roof with a modest 10-degree pitch, offering both visual appeal and practical drainage. High-quality Colorbond corrugated steel roof sheeting in the stylish 'Wallaby' colour has been selected to complement the surrounding environment, while the walls are clad in durable Multi-Clad panels finished in the neutral yet contemporary 'Shale Grey'.<br><br>The structure is equipped with five wide garage roller doors, ensuring ease of access and supporting efficient operations. A personal access (PA) door provides convenient entry for staff and visitors, while a fixed triangular window at the rear of the building adds a subtle architectural element and allows natural light to filter into the mezzanine level. At the front of the building, two sliding windows further enhance daylight penetration, contributing to a bright, well-ventilated, and comfortable internal working environment. Overall, the shed has been designed as a practical, functional, and visually cohesive addition to the site. | **COMPLIANT** |

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| 2- Landscaping | Following areas shall be landscaped:<br>-front setback 5m<br>Side and rear setbacks if visible from residential area or public place<br>-A physical barrier of kerb is to be constructed between all landscaped and grassed areas, and areas for the standing or manoeuvring of vehicles on the site<br>-A detailed plan is to be submitted with the development application and is to show the location and species of all planting and all other landscaping works to be carried out | The proposed development includes 940mm of landscaping within the front setback, comprising a combination of *Monda Tall Grass* and *Agapanthus* shrubs. While this does not achieve the full 5m of landscaped area required by the control, the reduced width is necessary to accommodate essential vehicle parking and manoeuvring areas on the site. This is considered a practical response to site constraints, and the proposed landscape treatment will still deliver a high level of visual amenity to the streetscape.<br><br>To further enhance the site's presentation and provide landscape relief from the built form, additional landscaping is proposed along the side boundary in the form of *Lilly Pilly* trees and *Westringia 'Grey Box'* shrubs. Turf will also be installed along the rear and opposite side boundary, providing green open space and assisting with stormwater absorption.<br><br>A detailed Landscape Plan is included within the Architectural Plan on Sheet DA09 set submitted with this Development Application. The plan clearly identifies the locations, species, and extent of all proposed planting and landscape works in accordance with Council requirements.<br><br>This landscape design has been thoughtfully considered to soften the built form, contribute to the visual quality of the streetscape, and provide a cohesive and well-integrated outcome for the site. | **ACCEPTABLE ON MERIT** |

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| 3- Vehicular Access | - Access driveways shall have a minimum width of 6 metres<br>-Access driveways shall not be located in close proximity to an intersection<br>-Loading and unloading facilities appropriate to the particular development area to be provided on site such that service vehicles are located wholly within the site, and do not create conflict with parking areas | The proposed driveway is 6m wide, complying with the minimum width requirement outlined in the applicable controls. It is accessed via a quiet section of Railway Parade, well removed from any intersections, ensuring safe and efficient vehicle movement. Additionally, all loading and unloading facilities will be accommodated entirely within the site, allowing service vehicles to manoeuvre without conflicting with designated parking areas or disrupting street traffic. | **COMPLIANT** |
| 4- Parking | - 0.5 spaces per 100m2 of site area, or a minimum of 15 spaces WHICHEVER IS GREATER ( landscape and garden supplies)<br>-All parking shall be located behind the 5m setback<br>-Where it is proposed to locate parking facilities behind an industrial building or to the rear of an industrial site, separate provision for visitor parking shall be made in front of the building and behind the front 5 metre landscaped area.<br>-Car parking bays are to have a minimum construction standard of a two coat bitumen seal, be clearly delineated, and have dimensions of 2.6m width x 5.5m length. | The proposed development will provide a total of four on-site parking spaces, including one accessible parking space measuring 2.4m wide by 5.5m. While this is below the standard minimum requirement of 15 spaces, it aligns with the rate of 0.5 spaces per 100m² of site area. In this context, a higher parking provision would be excessive and unjustified. The site will be accessed by a maximum of six employees, and the operational nature of the development is not anticipated to generate significant parking demand. As such, the proposed parking allocation is considered adequate to meet the needs of the development. Additionally, Railway Parade is a low-traffic street with minimal surrounding residential or commercial activity, ensuring that on-street parking remains readily available if required.<br><br>All proposed parking will be located behind the 5-metre front setback, in accordance with the DCP. Each bay will meet the minimum construction standards, with Bays 1 to 3 clearly delineated and measuring 2.7m wide by 5.5m long, and Bay 4 measuring 3.0m wide by 5.5m. | **ACCEPTABLE ON MERIT** |

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| 5- Setbacks | -front building setback shall be determined on the following :<br>A-Landscaped area to a minimum depth of 5metres<br>B-Car parking facilites<br>C-Building height, bulk and layout<br>D-Nature and needs of industrial activity<br>E-General streetscape<br><br>-Side and rear setbacks shall be as specified by the Building Code of Australia | The proposed development is set back approximately 12.95 metres from the front street boundary. This generous setback allows ample space for the required vehicle parking and manoeuvring areas, while also accommodating a landscaped strip along the frontage. Although the proposed landscaping does not meet the minimum 5-metre requirement, it still contributes positively to the streetscape by providing an attractive and presentable frontage, as well as effective privacy screening.<br><br>The development is located 11.21m away from the north-western side boundary, 1m from the south-eastern side boundary and 1m from the rear boundary. These side and rear setbacks have been designed to comply with the Building Code of Australia (BCA) – NCC Volume 1, particularly the fire separation requirements for Class 7 buildings. As the proposed landscaping material supply shed is located within 1 metre of the south-eastern side and rear boundaries, the walls in these areas have been designed to meet the requirements of Clause C2.8 and Specification C1.10 of the NCC.<br><br>A CSR 5380 wall system will be used for all external walls, achieving a 60/60/60 Fire Resistance Level (FRL). Additionally, all windows located near the boundary will be fixed fire windows with a 60/60/60 FRL rating. Eaves, fascias, roofing, and downpipes within these areas will be constructed from non-combustible materials, in accordance with the National Construction Code (NCC) requirements.<br><br>These measures ensure compliance with relevant fire safety standards, mitigate risks to adjoining properties, and allow the proposed building to appropriately respond to both planning objectives and site-specific constraints. | **ACCEPTABLE ON MERIT** |

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| 8- Drainage | -On-site detention of stormwater is required in accordance with Council's Manual of Engineering Standards, to restrict the discharge rate of stormwater runoff. The methods may include tanks (either underground or aboveground) or surface storage areas such as driveways.<br>-Ultimate discharge for collected stormwater runoff should be to a street drainage system, to an interallotment drainage line, or by approval to a public area. The system should be gravity-drained. Pumping of stormwater is not permitted. | To demonstrate compliance with Council's stormwater management requirements, a Stormwater Management Plan has been prepared and is detailed in the Architectural Plan set on sheet DA04. The proposal includes twoabove-ground 6,500L slimline rainwater tank located along the side of the proposed landscaping material supply shed. The system is designed to operate under gravity, with overflow directed to the street drainage system on Railway Parade, ensuring discharge is managed in accordance with Council's Manual of Engineering Standards. | **COMPLIANT** |

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| 9- Security Fencing | Security fencing, wherever possible, is to be located within or behind the front 5 metre landscaped area | The proposed new 1,800mm high front fence, including an electric sliding gate, will be set along the front boundary and positioned behind the proposed landscaping. This fence is necessary to secure the property, as the proposed landscaping material supply shed will be used to store valuable proposed landscaping material supply shed. The setback, combined with soft landscaping (including *Tall Monda Grass* and *Agapanthus*), will help reduce the visual impact of the fence from the public domain.<br><br>A new 1,800mm high Colorbond fence is also proposed along the north-western side boundary to ensure appropriate visual and acoustic separation between the subject site and the neighbouring property. This height is consistent with the recommended standard for dividing fences and will assist in maintaining residential amenity.<br><br>The existing fencing along the rear and south-eastern boundaries, which is shared with neighbouring properties, will be retained where possible, subject to the construction of any required retaining walls. These works will be carried out in a manner that ensures structural stability and preserves the integrity of boundary treatments. | **COMPLIANT** |

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| 10- Compatibility | -Windows, doors and other wall openings should be arranged to minimise noise impacts on residences, where an industry is located within 400 metres of a residential zone<br><br>-External and security lighting should be directed and shielded to avoid light spillage to adjoining residential areas<br><br>-Driveways should be arranged or screened to avoid leadlight glare on residential windows | The majority of the proposed new doors and windows are located along the south-western and north-eastern boundaries, orienting openings away from sensitive residential interfaces. This layout helps to minimise potential noise and privacy impacts on adjoining properties.<br><br>A single, small window is proposed along the rear boundary to serve a bathroom. This window is to be frosted, ensuring visual privacy is maintained for both occupants and neighbours. Furthermore, due to the proposed site cut required for levelling, the final proposed landscaping material supply shed floor level will be set lower than the existing ground level at the rear, meaning the bathroom window will sit below the height of the rear boundary fence. As a result, there will be no direct lines of sight into adjoining rear yards, and the window will not contribute to any overlooking.<br><br>Additionally, any required external lighting will be appropriately designed, directed, and shielded to prevent light spill into adjoining properties, maintaining the amenity of nearby residences. The driveway has also been carefully positioned to avoid headlight glare into residential windows. This is further assisted by the presence of high boundary fencing and the proposed site cut, which lowers the final proposed landscaping material supply shed ground level and reduces visibility and light projection beyond the site. | **COMPLIANT** |

| Part C - Design Guidelines: C.8 Residential Design | | | |
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| 4-Bulk Earthworks and Retaining Walls | To ensure that the development responds sensibly to the topography of the land | The proposed development will not impact on major earthworks. This is particularly important as it is located in Acid Sulphate Soils Class 5 however, no development will interfere with this.<br><br>Furthermore the development requires cut and re-landscaping in order to achieve the sloping driveway This will be minimal and will not exceed. | **COMPLIANT** |
| | Where a retaining wall (for the purposes of retaining cut) is proposed either on or in close proximity to a boundary then the maximum extent of cut shall be 900mm | There will be cut and associated retaining walls as part of this development. While the DCP allows a maximum retaining height of 900mm near boundaries, a small section of the proposed retaining wall reaches a maximum height of 1000mm. The remainder of the retaining structure remains within the DCP-compliant height. This 100mm exceedance is minor and limited in extent, and is necessary to ensure proper site levels and structural stability. Given the minimal nature of this variation and the lack of any anticipated adverse impacts, it is considered reasonable and acceptable within the context of the development. | **ACCEPTABLE ON MERIT** |
| 5- Street Building Setbacks | Principle Street Frontage Requirement:<br><br>20m | This frontage setback has been carefully designed to comply with the Part C Design Guidelines, specifically Section C.5.5 of the Industrial Land provisions and is therefore considered compliant. | **ACCEPTABLE ON MERIT** |

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| 6- Side and Rear Setbacks | RU2: Rural Landscape<br><br>Side Boundary (m) = 10m<br><br>Rear Boundary (m) = 10m | Due to the landholding being smaller than what is typically expected for RU2 zoned properties, the setbacks have been adjusted accordingly to respond to site constraints while maintaining compliance with relevant standards. The development is positioned 11.21 metres from the north-western side boundary, 1 metre from the south-eastern side boundary, and 1 metre from the rear boundary. The 11.21-metre setback on the north-western side has been deliberately provided to allow adequate space for vehicle manoeuvring, ensuring functional and safe access to and around the building.<br><br>These side and rear setbacks have also been designed in accordance with the Building Code of Australia (BCA) – NCC Volume 1, specifically addressing the fire separation requirements for Class 7 buildings. Given that the proposed landscaping material supply shed is located within 1 metre of both the south-eastern side and rear boundaries, the external walls in these areas have been designed to comply with Clause C2.8 and Specification C1.10 of the NCC. A CSR 5380 wall system will be used for all external walls, achieving a 60/60/60 Fire Resistance Level (FRL). Additionally, all windows near the boundaries will be fixed fire-rated windows with a 60/60/60 FRL. Eaves, fascias, roofing, and downpipes within these boundary-adjacent areas will be constructed from non-combustible materials, also in accordance with NCC requirements.<br><br>These design measures ensure compliance with fire safety regulations, mitigate potential risks to adjoining properties, provide adequate operational functionality, and allow the proposed development to respond appropriately to both planning objectives and the specific limitations of the site | **ACCEPTABLE ON MERIT** |

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| 7- Site coverage and Unbuilt Areas | Development shall have site coverage appropriate for the site's capability and form of development and site coverage shall be consistent with the desired future density for the locality | The proposed development achieves a site coverage of approximately 87% built and 13% unbuilt. This level of coverage is consistent with the site's capability and the urban character of the surrounding area. Given the site's zoning and the desired future density for the locality—characterised by compact urban form and efficient land use—the proposed built form supports these planning outcomes. The development maximises the site's potential while maintaining adequate space for access, landscaping, and serviceability, thereby aligning with the objectives of the control related to appropriate and sustainable site coverage. | **ACCEPTABLE ON MERIT** |
| 8- Building Height, Bulk and Scale | Maximum building height is 8.5m | The proposed wall shed height is 5.8m and the roof ridge line is 7m therefore is more than compliant. | **COMPLIANT** |

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| 9- External Appearance | The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed:<br>i. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape.<br>ii. Architectural interest encouraged by:<br>iii. the use of finishes which are textured rather than bland;<br>iv. providing stepping of walls, pergolas, eaves, verandahs and blade walls etc. to establish articulation and create light and shadow to a building<br>v. the coordinated use of diverse materials and appropriate decorative treatments | The proposed landscape material supply shed features a thoughtful combination of materials and textures, while maintaining a cohesive and contemporary colour palette. The exterior walls will be clad in Multi-Clad walling finished in Colorbond colour 'Shale Grey', offering a clean, modern appearance with subtle textural interest. The roof will be constructed using Colorbond corrugated steel sheeting in colour 'Wallaby', enhancing the structure's visual appeal and durability. The roof design incorporates a gable form with a 10-degree pitch, which contributes to a low-profile silhouette while ensuring effective water runoff and alignment with the surrounding built character. | **COMPLIANT** |
| 13- Landscape Design | In established areas, landscaping should relate to the scale of other elements of the streetscape and of buildings/trees within the development itself and on adjoining land.<br><br>The development shall be designed to provide the maximum opportunity for tree planting. | A detailed Landscape Plan is included within the Architectural Plan on Sheet DA09 set submitted with this Development Application. The plan clearly identifies the locations, species, and extent of all proposed planting and landscape works in accordance with Council requirements.<br><br>This landscape design has been thoughtfully considered to soften the built form, contribute to the visual quality of the streetscape, and provide a cohesive and well-integrated outcome for the site. | **ACCEPTABLE ON MERIT** |

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| 14- Fencing and Walls | Recommended height for dividing fences is 1800mm high but not less than 1500mm<br><br>Nothing in this plan prevents the fencing of the street frontage of the property subject to the following:<br><br>-fence shall not be higher than 1.2m<br><br>-fence shall be designed which integrate with the dwelling'<br><br>-fence shall not be made of sheet metal material | A new 1,800mm high Colorbond fence is proposed along the north-western side boundary to provide appropriate visual and acoustic separation between the subject site and the adjoining property. This height aligns with the standard recommendation for dividing fences and will support the maintenance of residential amenity. The existing Colorbond fencing along the rear and south-eastern boundaries—shared with neighbouring properties—will be retained where possible, subject to the construction of any necessary retaining walls. These works will be undertaken in a manner that ensures structural stability and maintains the integrity of boundary treatments.<br><br>In addition, the proposed street frontage fencing has been carefully designed to comply with the Part C Design Guidelines, specifically Section C.5.9 of the Industrial Land provisions, to allow for a secure lock-up. As such, the fencing is considered compliant. | **ACCEPTABLE ON MERIT** |

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| 15- Driveway Access and Car parking | Driveways:<br>c) Landscaping shall be incorporated into the design of driveway and manoeuvring areas to minimise the expanse of hard surfaces and adverse visual impacts on the streetscape.<br>Car Parking:<br>a) The minimum number of off-street car spaces shall be as follows:<br>i. One (1) space for each one or two bedroom dwelling;<br>ii. Two (2) spaces for each dwelling containing more than two bedrooms;<br>iii. One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof<br>b) Visitor car parking spaces should be freely accessible at all times and not located behind security gates<br>c) Minimum dimension for car parking bays - 5.5 x 2.6<br>d) Garages minimum dimension;<br>Single garage - 5.5 x 3.5<br>Double garage - 5.5 x 6.0 | To ensure compliance with relevant driveway and car parking controls, the proposal has incorporated several key design elements. Landscaping will be integrated along the driveway and manoeuvring areas, specifically with a 900mm landscaped strip along the side boundary, to reduce the visual impact of hardstand areas and enhance the streetscape, in accordance with Part C design controls.<br><br>The development provides four designated off-street car parking spaces, including one accessible space measuring 2.4m wide by 5.5m. This number of spaces is considered more than sufficient given the site's low operational demand, the presence of only six employees, and the context of Railway Parade—a low-traffic street with minimal surrounding residential or commercial activity, where on-street parking remains readily available if required.<br><br>All proposed parking will be located behind the 5-metre front setback, in accordance with the DCP. Each bay will meet the minimum construction standards, with Bays 1 to 3 clearly delineated and measuring 2.7m wide by 5.5m long, and Bay 4 measuring 3.0m wide by 5.5m. | **COMPLIANT** |

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| 18- Stormwater Management | To provide an effective stormwater management system which is sustainable and requires minimal maintenance. | To demonstrate compliance with Council's stormwater management requirements, a Stormwater Management Plan has been prepared and is detailed in the Architectural Plan set on sheet DA04. The proposal includes two above-ground 6,500L slimline rainwater tank located along the side of the proposed landscaping material supply shed. The system is designed to operate under gravity, with overflow directed to the street drainage system on Railway Parade, ensuring discharge is managed in accordance with Council's Manual of Engineering Standards. | **COMPLIANT** |

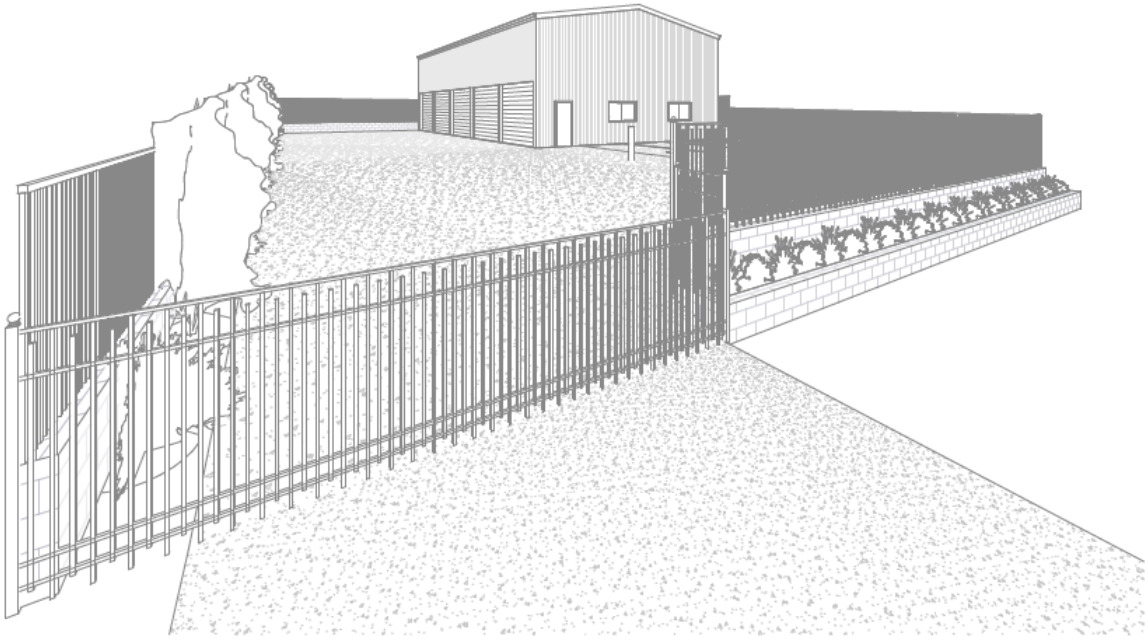

Figure Six: Proposed External Perspective
(Source: Hoover Group Pty Ltd)

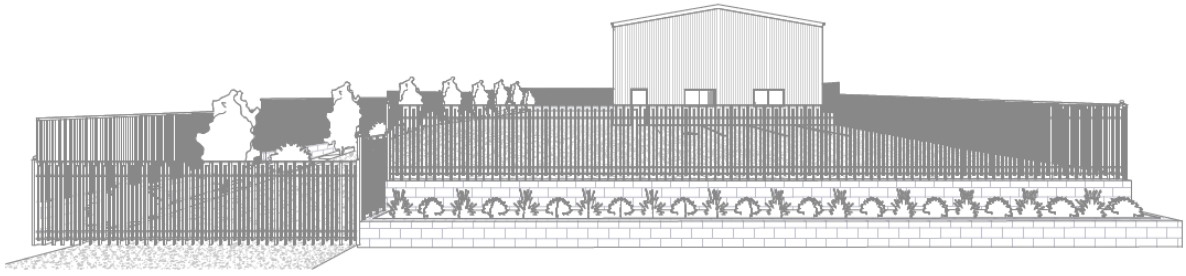

Figure Seven: Proposed External Perspective
(Source: Hoover Group Pty Ltd)

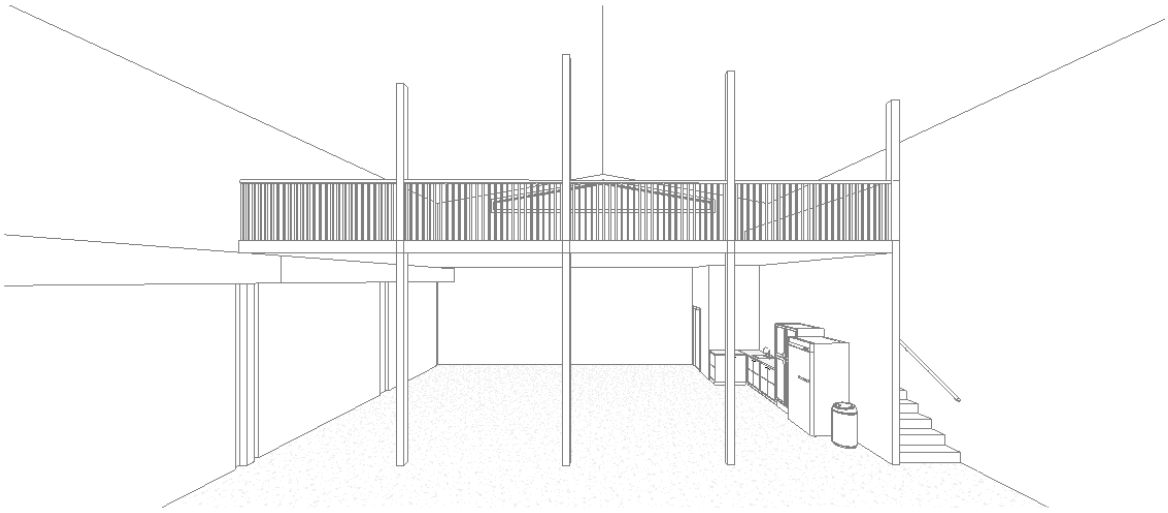

Figure Eight: Proposed Internal Perspective
(Source: Hoover Group Pty Ltd)

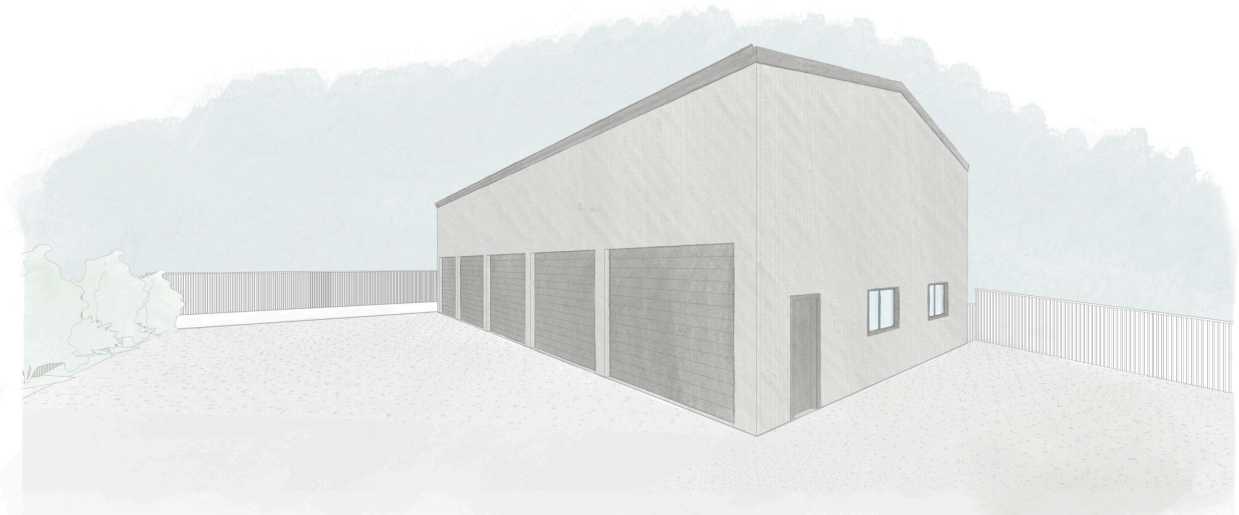

Figure Nine: Proposed External Perspective
(Source: Hoover Group Pty Ltd)

## 9.0 CONCLUSION

In conclusion, the proposed landscaping material supply shed has been carefully designed to meet the needs of the owner while respecting the character of the surrounding environment. The choice of materials and the design of the proposed landscaping material supply shed ensure it will integrate seamlessly with the existing structures on the property and surrounding area. The proposed landscaping material supply shed will provide secure and functional storage for the owner's concrete pumping business without compromising the visual amenity of the site or its neighbours. It is believed that the development will have minimal impact on the surrounding properties and will complement the overall streetscape.

The development design adheres the guidelines provided by the Council. It priorities the controls against setbacks, height restrictions, external appearances, driveway access and privacy. Consequently, the proposed development should face no major obstacles for approval, as it ensures minimal disruption and impact on the surrounding neighbouring.

With the above in mind it is recommended that council approve the development, subject to appropriate conditions of consent.

TIM HOOVER
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