Statement of Environmental Effects

(SoEE)

Associated with

Development Application

For

Proposed Farm Stay to Existing Property

Lot 1, No. 423 Maitland Vale Road, Maitland Vale, NSW 2320 (DP185763)

Prepared for: Frank Hupp

Date: May 2024

February 2025 (in blue)

March 2025 Revision 3 (all in Pink)

July 2025 Revision 4 (all in Purple)

Submission to Maitland City Council

Address: Glebe Arcade, Unit 1/479-489 High St, Maitland NSW 2320
Email: info@amsdesigndrafting.com.au | Website: www.amsdesigndrafting.com.au
ABN: 46 652 427 891

Contents

1. INTRODUCTION

This section introduces the proposal and provides a general overview of the project.

1.1 Background

A search of Council records identifies the following development application history:

- DA/2023/122: Alterations and Additions to Dwelling-Approved.

1.2 Overview of Statutory Framework

Maitland City Council is the consent authority for the development application pursuant toSection 4.16 of the Environmental Planning and Assessment Act *(EPA & A)* 1979

2. THE SITE AND ITS CONTEXT

This section describes the subject land and identifies the geographical context of the site and its relationship to the surrounding locality.

2.1 Location and Property Description

The subject site is described in real property terms as Lot 1, DP185763 and is commonly known as 423 Maitland Vale Road, Maitland Vale, NSW 2320. The site is operated as the commercial farm under The Local Land Services Property Identification Code ***NI 360758***. Supporting documents that reflect the use as a commercial farm submitted along with the additional information.

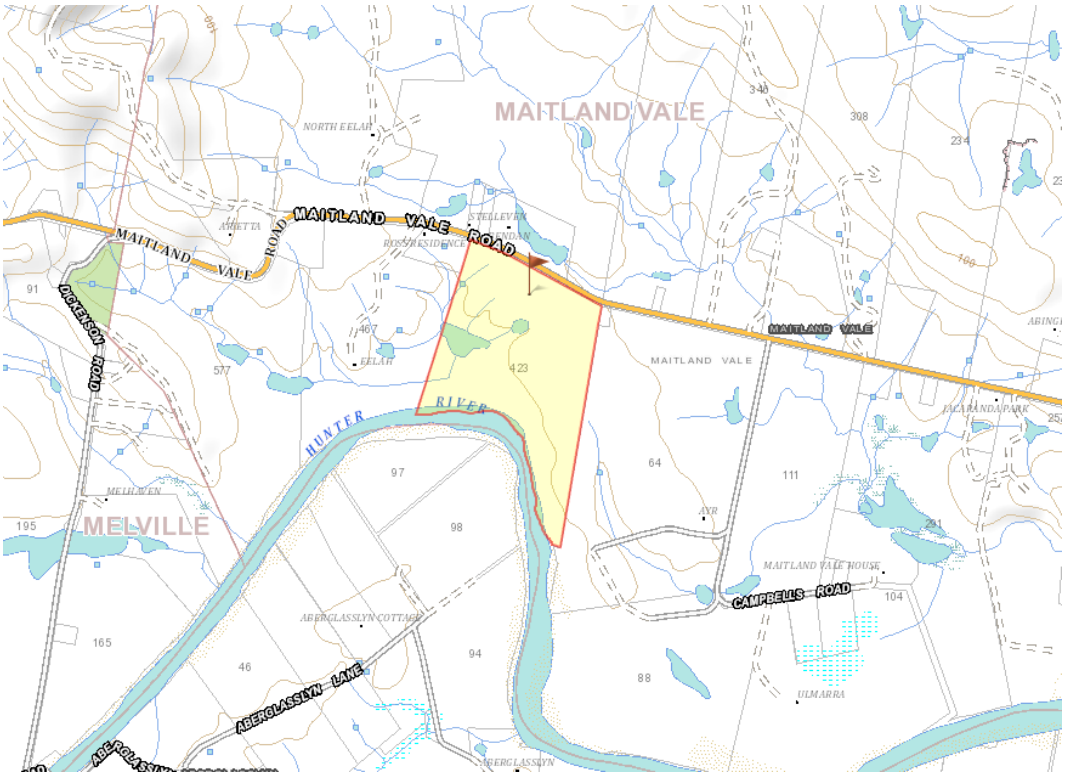


Figure 1: Location Plan ***(Source: Six maps)***

2.2 Site Analysis

The subject land is almost rectangular in shape and is located southeast of Maitland Vale Road. The contour falls from the north-west to south-east of the site. The site contains an existing single storey dwelling with front porch, detached garage/carport at the front, existing sheds at the northwest and rear of the property. A driveway access can be from the Maitland Vale Road.

Figure 2: Photo of Existing Shed from Maitland Vale Road ***(Source: Google Maps)***

Figure 3: Photo of Existing Dwelling on site ***(Source: Google Maps)***

2.2.1 Local Context

The subject site is located within the RU1 – Primary Production Zone and is characterized by a mixof Primary production & general residential uses which include single or double storey dwelling houses with ancillarystructures i.e. swimming pools, carports, garage/shed in all directions.

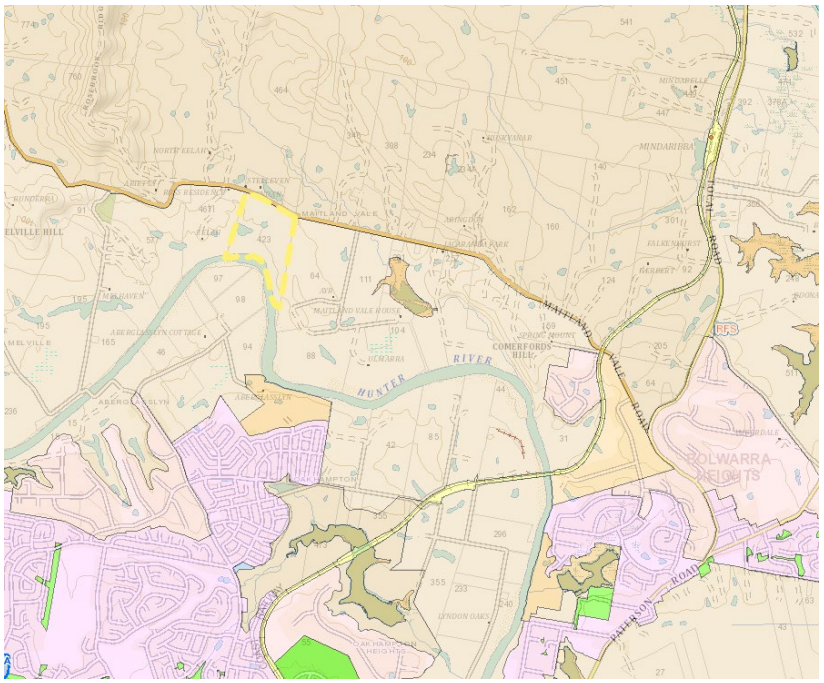


Figure 4: Zoning ***(Source: NSW Planning Portal)***

Figure 5: Aerial Image ***(Source: Mecone Website)***

Figure 6: Photos of Neighbouring Dwelling from Street ***(Source: Google Maps)***

2.2.2 Other matters

Planning investigations of the subject land confirm that it is:

- Mapped as being subject to the 1 in 100-year flood event. More information is provided below.
- Not mapped as being affected by acid sulfate soils.
- Not mapped as being within a heritage conservation area.
- Mapped as being bushfire prone.
- Not known to contain a cattle tick dip site and not within the 200m dip site buffer.
- Not mapped as containing high conservation vegetation, threatened fauna records or threatened flora records.
- Not mapped as containing SEPP 14 wetlands.
- Not mapped as containing SEPP 26 littoral rainforest: and
- Not affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*.

3. DESCRIPTION OF PROPOSAL

3.1 Proposed Development

The proposed development involves the Proposed Farm Stay (total 8 CABINS) ancillary to the farm (cattle and stockyards on the present on site) on Existing Property being:

- Removal of existing Bath, doors in existing shed and altered use as villa 8.
- New Villas (7 off) with a bedroom, kitchenette, ensuite and a deck, one of the villas being accessible.
- New driveway access to property.

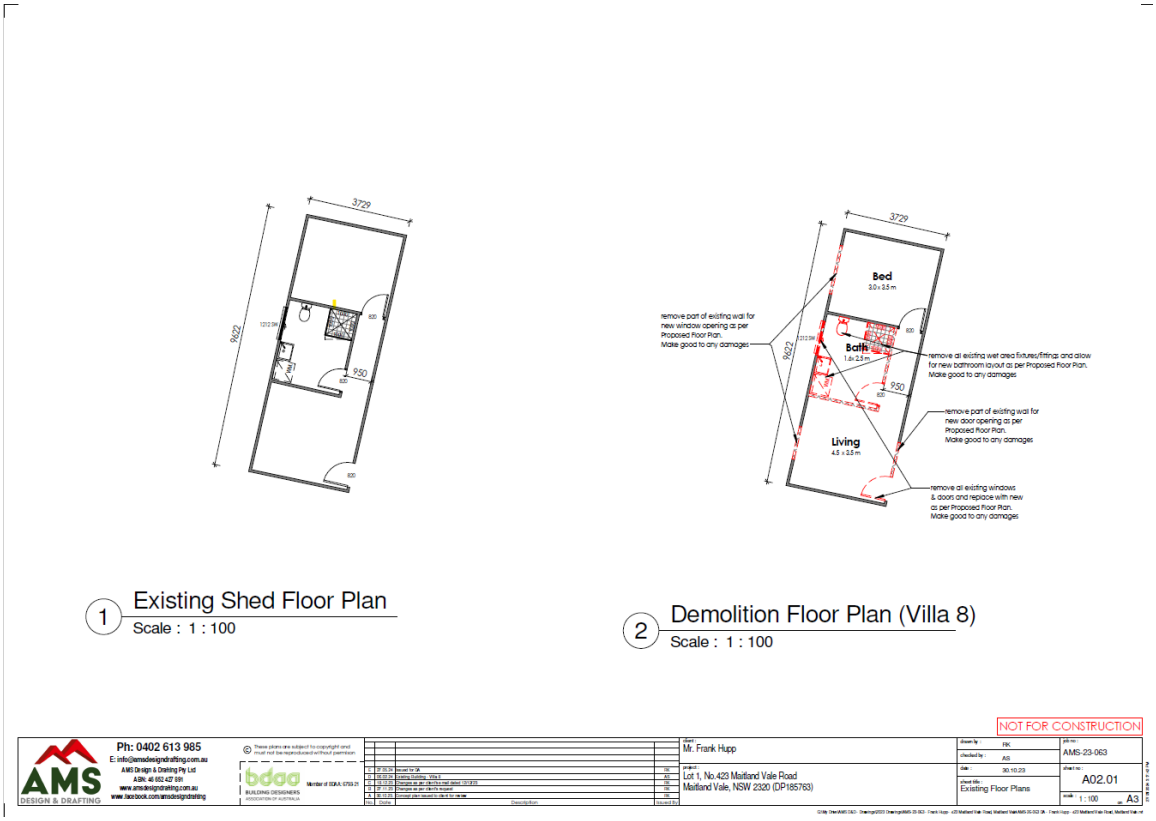


Figure 7: Existing & Demolition Floor Plans ***(Source: AMS Design & Drafting)***

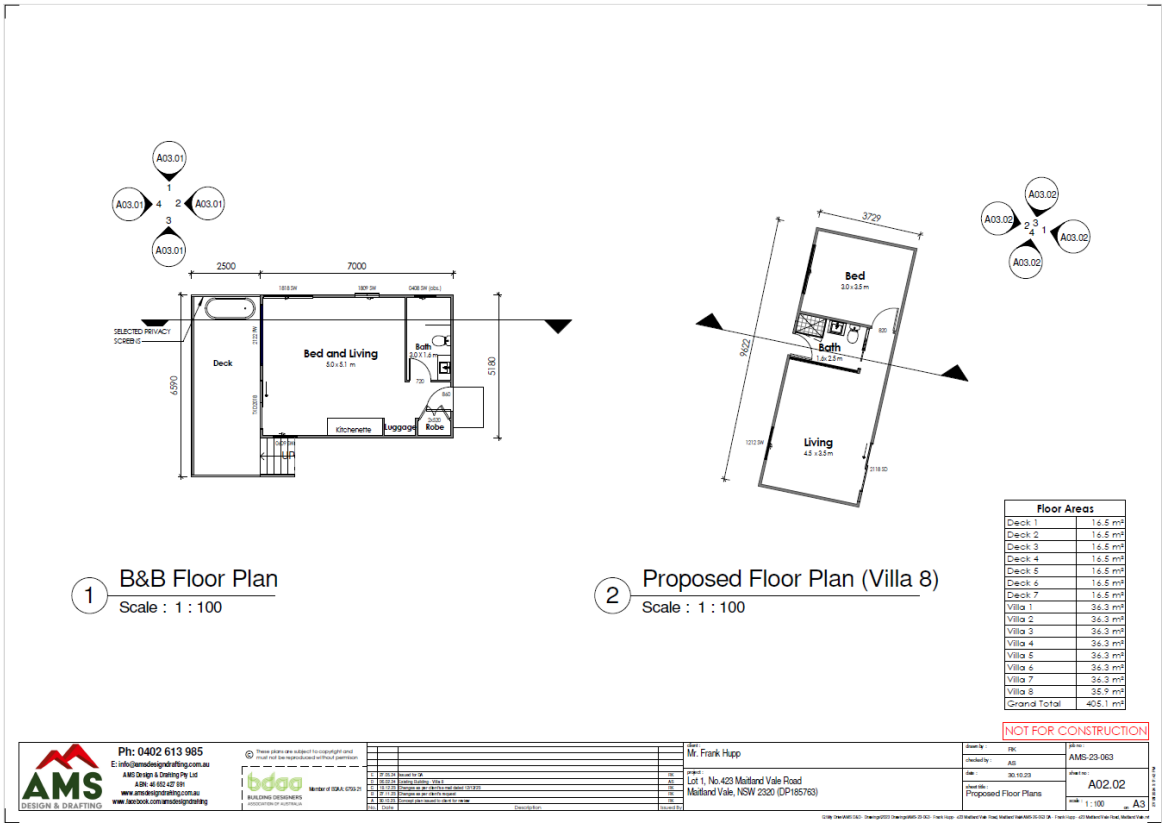
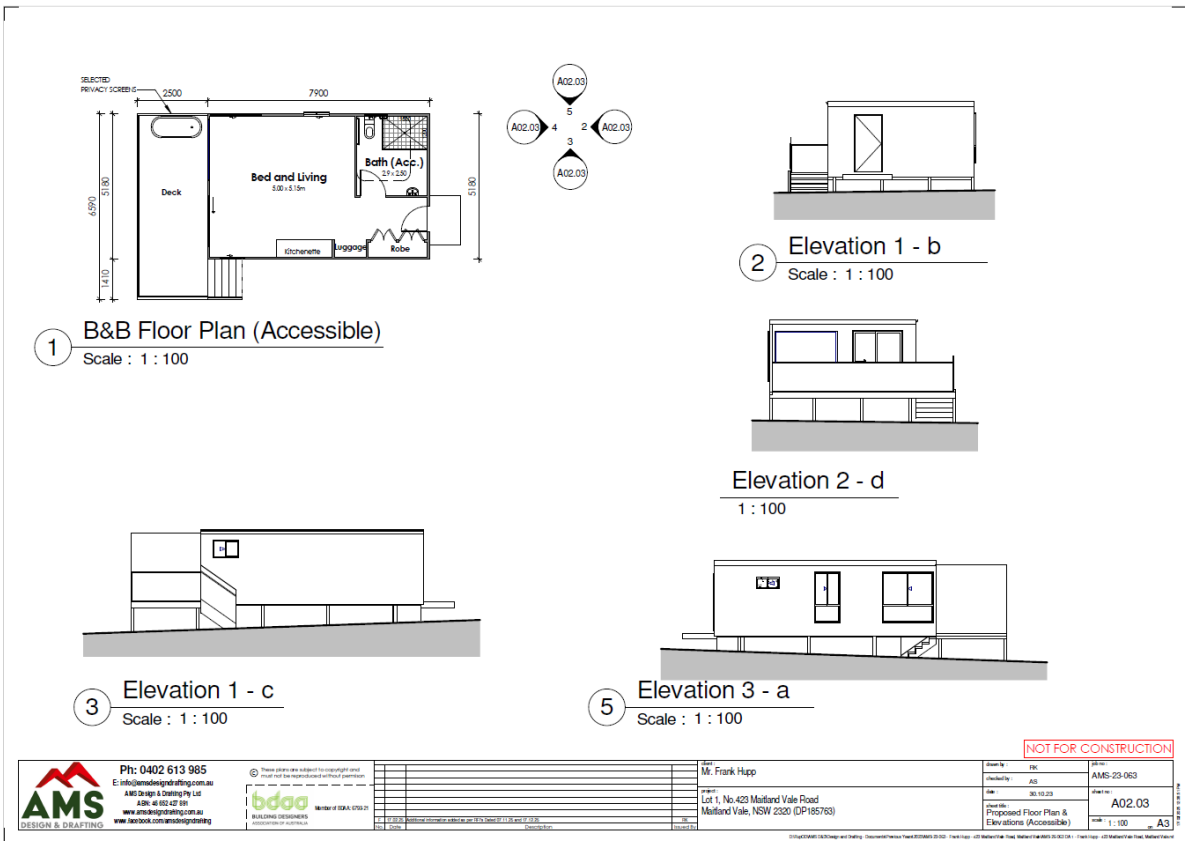


Figure 8: Proposed Floor Plans ***(Source: AMS Design & Drafting)***



Proposed Cabin Floor Plan (Accessible)- (Source: AMS Design & Drafting)

3.2 Site Access

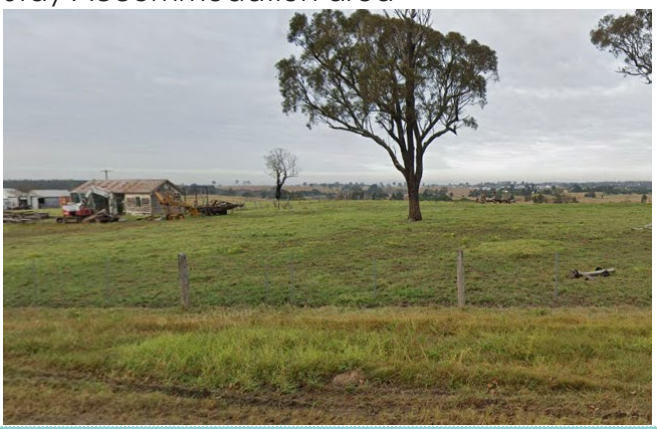
Pedestrians and Vehicular access to the development is via proposed driveway from Maitland Vale Road.

3.3 Site Services

The subject land is connected to all necessary reticulated infrastructure services (being, electricity, telephone, and stormwater), plus there are water tanks on the site for each villa for all year long water supply. All updates will be done as required and new On-Site Sewer Management will be in place for the villas

4. ENVIRONMENTAL INTERACTIONS AND IMPACTS

This section expands on the contextual description of the physical environment provided in Section 2 and provides comments on the environmental interactions applicable to the proposal with specific reference to the site planning objectives specified in Section 3 of this Report.

Potential Environmental Impacts	Impacts and Measures to Mitigate Impacts where applicable
Flora	
Loss of vegetation – native or exotic	N/A – there is no vegetation in the development area Photo below shows the location of Farm Stay Accommodation area 
Fauna	

Effect on native species of fauna and habitat loss	N/A
Soils	
Sediment and erosion controls	Appropriate erosion and sediment control measures will be installed and maintained in accordance with the Council guidelines.
Soil contamination	The site is not known to have any past contaminating uses.
Acid Sulfate Soils	Land is not affected by acid sulfate soils.
Salinity	N/A
Hazards	
Landslip	The land is not subject to landslip.
Subsidence	The land is not affected by Mines Subsidence.
Coastal Processes	The land is not identified as being subject to any coastal processes.
Bushfire	The land is affected by bushfire & self-assessment will accompany this application.
Flooding	The site is mapped as being flood prone, but the location of the villas proposed is way above the minimum flood height required.
Water	
Water Quality	Roof water from the proposed development will be connected to the drainage system as per the Concept Stormwater Drainage Plan.
Visual Considerations	
Visually prominent land and impact on scenic qualities	To minimize the impact on scenic qualities, the materials and colors used shall be of dark and earthy tones which blend into the surrounding landscape providing minimal disturbance to the views and vistas.
Adjoining Land Uses	
Solar access and privacy	Solar access and over shadowing will not be affecting the adjoining neighbors because of the greater setback and flat roof over proposed development with minimum roof pitch.
Dust, fumes etc. during construction	Works will be undertaken in accordance with the Protection of the Environment

	Operations Act 1997
Noise during constructions and operations	Proposed construction works will not exceed the background level by more than 10 dB(A). The dwelling will not create any additional noise that is not already expected in a residential suburb.
Scale and Bulk	
Relationship to adjoining development	Adjoining residential land uses have been previously discussed in Section 2.2.1 of this Report.
Design, siting, scale, bulk and character	The design suits our clients the best as they wanted to have detached Villas to offer Farm Stay Accommodation and experience away from a busy life of others.
Heritage	
Indigenous heritage	The site is unlikely to encounter any items of indigenous significance given the heavy works undertaken at the time the allotment was created.
Non-Indigenous heritage	The site is not mapped as being a locally significant heritage item or within a heritage conservation area.
Social and Economic Considerations	
Social and economic impacts or benefits	The proposal is unlikely to create any adverse social or economic impacts.
Traffic and Parking	
Impact on local traffic and car parking provision	The proposed villas will generate slightly greater traffic than that already expected in the zone, but the villas will be booked in advance. Plus, there is proposed parking spaces for each villas. Traffic impact assessment has been submitted.
Transport, Access	
Public transport	Bus services and routes exist in the locality.
Pedestrian access	Footpath / Sidewalks exist in the locality for easy pedestrian access.
Utility Services	
Water, electricity, sewer	All services exist on the site and existing dwelling is already connected to these services and same will happen to the proposed development.

5. STATUTORY AND POLICY PLANNING

This section of the report identifies and addresses the applicable environmental planning instruments and planning policies that must be considered by the consent authority in the consideration of this application.

5.1 Environmental Planning Instruments (EPIs)

This section identifies and provides comments on the environmental planning instruments and Environmental Planning and Assessment Act 1979 provisions that are of relevance to the proposal.

5.1.1 State Environmental Planning Policy 55 - Remediation of Land

The site is not listed on the contaminated land register.

5.1.2 State Environmental Planning Policy – Basix

A Basix Certificate is not required.

5.1.3 Local Environmental Plans (LEPs)

The Maitland Local Environmental Plan 2011 (MLEP 2011) applies to the subject site. In accordance with the Land Zoning Map, the land is zoned as RU1 Primary Production. The objectives of this zone are as follows:

Zone Objective	Consideration
• *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.* • *To encourage diversity in primary industry enterprises and systems appropriate for that area* • *To minimise the fragmentation and alienation of resource lands.* • *To minimise conflict between land uses within this zone and land uses within adjoining zones.*	The development represents the update and expansion of an existing property. New development will have slight adverse impact on the streetscape. The proposal will in no way impact on the ability of the site to be utilized for any other permissible use in the future and the development is considered to be both permissible and consistent with the zone objectives. This development will provide opportunities for the tourist to visit Maitland as per Zone objectives.

Farm Stay Accommodation: means a building or place—
(a) on a commercial farm, and
(b) ancillary to the farm, and
(c) used to provide temporary accommodation to paying guests of the farm, including in buildings or moveable dwellings.

Commercial Farm is defined in MLEP as follows:
commercial farm means a farm on which agriculture is undertaken that is—

(a) on land categorised as farmland under the *Local Government Act 1993*, section 515, or
(b) a primary production business within the meaning of the *Income Tax Assessment Act 1997* of the Commonwealth, or part of a primary production business, including a business that—
(i) was a primary production business, and
(ii) has temporarily ceased to be a primary production business because of a natural disaster, including a drought, flood or bush fire.
The site has been operating as a commercial farm since 2022 as stated in the letter by Paul Dignan & Co, the accountants for the client. (Refer appended documents for further details.)

Note—
Farm stay accommodation is a type of ***tourist and visitor accommodation***.
Farm Stay Accommodation is a permissible use in the RU1 Primary Production.

The following Development Standards as stipulated in MLEP 2011 apply to the proposal:

- **Height of buildings**
  N/A.
- **Floor space ratio**
  N/A.
- **Minimum lot size**
  40ha. N/A as no subdivision is proposed.
- **Heritage**
  N/A
- **Land Reservation Acquisition**
  N/A.
- **Foreshore Building Line**
  N/A.
- **Acid Sulfate Soils**
  Class 5 – no further reports required.

5.2 Maitland Development Control Plan 2011

The Maitland Development Control Plan 2011 (MDCP 2011) contains a number of chapters relevant to the proposal. An assessment of the relevant provisions is provided below: **C.8 – Residential Design**

Control	General Requirements	Proposed
2. Site Analysis & Site Context **2.1 Site Analysis**	*A detailed site analysis shall be submitted with a development application for all residential development with the **exception of a single detached dwelling**. A typical Site analysis Diagram is provided as Figure 1. (Note: this Plan does not show the proposed development).*	The Site Analysis Plan is an exception for Farm Stay Accommodation Cabins, but we have provided one to show: • the likely impact on surrounding development, particularly with regard to overshadowing, privacy and obstruction of views. • topographical features such as slope, existing natural vegetation and opportunities for the creation of views and vistas. • opportunities to maximise northerly aspect for buildings and private open spaces. • the character of surrounding development, particularly setbacks.
2.2 Context Analysis	*A 'Context Analysis' will be required for all residential development **with the exception of a single detached dwelling**.*	The Context Analysis Plan is an exception for Farm Stay Accommodation cabins.
3. Development Incorporating Existing Dwellings	*2.1 Where an existing dwelling is to be retained and incorporated into a residential redevelopment project, this dwelling is to be treated as if it were a new dwelling in the same redevelopment project and should meet all performance criteria and design controls specified in this chapter.* *2.2 Where it is not possible for an existing dwelling to achieve compliance with all aspects of the chapter Council may, after consideration of a detailed submission lodged with the development application outlining grounds/justification for non-compliance, agree to vary one or more of the chapter requirements. In assessing any variation, the Council shall have regard to:* *2.3 Special provisions relating to heritage items or heritage conservation areas are contained in the Maitland LEP 2011 and the relevant chapters in this DCP must be taken into account where relevant.* *2.4 Where an existing dwelling is being retained as part of a site redevelopment then the existing dwelling shall be required to meet the design requirements of this Chapter.*	• The scale and appearance of new development is compatible and sympathetic to existing development in the locality.
4. Bulk Earthworks and Retaining Walls	*4.1 A 'bulk earthworks plan (BEP)' shall be submitted with the development application for all forms of residential development showing the levels (relative to a datum benchmark at the site) of all finished ground levels for both the building platform and those areas of the site external to the building platform. The plan should also specify and show the extent and depth of cut/fill, and location of all retaining walls and/or battered slopes. The BEP shall also show existing ground levels adjoining the perimeter boundaries of the land (refer to Figure 4 for sample BEP).* *4.2 Where a retaining wall (for the purposes of retaining fill) is proposed either on or in close proximity to a boundary then the maximum extent of fill shall be 600mm (refer to Figures below).* *4.3 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 (refer to Figures below).* *4.4 Elevated flooring (eg bearers and joist construction), deepened concrete edge beams, infill slabs, split level construction and the like shall be used where necessary to reduce the extent of earthworks required to achieve the maximum cut/fill levels prescribed under the plan.* *4.5 Adequate drainage comprising free draining gravel and subsoil agricultural drains shall be installed to the rear of retaining walls to relieve the hydrostatic pressure at the base of the wall.*	With the slope of the land the existing construction (proposed Villa 8) is slab on ground and new villas will be on bearers & joist which will have minimal excavation, and more details are provided on the Site/Earthworks/Sediment Control Plan.

	4.6 Stormwater or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance. Adequate drainage is to be provided to divert water away from batters. This requirement shall be an integral part of the site stormwater management plan addressed in Section 18 of this Chapter. *4.7 Cut and fill batters should not exceed a slope of 3:1 (horizontal to vertical ratio) to the natural ground level unless the foundation strata, type of material or compaction permits otherwise and Council is satisfied as to the stability of the site. All batters must be provided with both short term and long term stabilisation to prevent soil erosion.* *4.8 Excavations in excess of those specified for retaining walls may be permitted within the confines of the building to allow for basements, garages etc providing the excavations are adequately retained and drained in accordance with engineering details.* *4.9 All excavations shall be protected in accordance with the requirements of the NSW WorkCover Authority.* *4.10 Where a property is burdened by stormwater easements containing pipes care should be taken to avoid pipe damage. In cutting situations, it may be necessary to lower existing pipes within the easement. In filling, pits may require extending to the new surface level.*	
Control	**General Requirements**	**Proposed**
5. Street Building Setbacks	*5.1 The minimum setback from the principal street frontage to the building line in an urban residential zone is 4.5 metres.* *5.2 The minimum setback from the principal street frontage to articulation or entry features (i.e. portico) in an urban residential zone is 3.0 metres and must not be more than 25% of the width of the front facade of the building and must not be more than the maximum height of the building. Note that articulation elements do not constitute the 'building line'.* *5.3 Where an allotment is located on a corner in an urban residential zone, and a single dwelling is proposed, the minimum building line setback to the secondary street frontage is 3.0 metres.* *5.4 Where an allotment is located on a corner in an urban residential zone, and attached dwellings, semi-detached dwellings or dual occupancies are proposed, the minimum setback to the secondary street frontage is 3.0 metres.* *5.5 Where the shape of the allotment located within an urban residential zone is irregular due to the geometry of the street boundary, the setback from the front property boundary to the building line shall be a minimum of 3.0 metres but averaging 4.5 metres over the length of the building addressing those street boundaries.* *5.6 Garages, carports, sheds and outbuildings are to be setback a minimum of 6 metres from a boundary adjoining a road or a minimum 1 metre behind the building line to the principal street frontage.* *5.7 Older residential areas or heritage conservation areas may comprise buildings with setbacks greater than or less than 4.5 metres. Where infill development is proposed in these areas the building line for the new development shall have regard to the setbacks of existing buildings adjacent to the site.* *5.8 Building line setbacks for other zones are detailed in Table 1:*	There will be changes in the street view as the villas and the proposed landscaping will be visible from the Maitland Vale Road. The setback from the Principal Frontage is 21.417m in our proposal and it complies.

Zone	*Principal Frontage (metres)*	*Side Street for corner lots (metres)*
RU1 Primary Production and RU2 Rural Landscape	20	15
R5 Large Lot Residential (Lot size ≤5000m^2)	10	6
R5 Large Lot Residential (Lot size >5000m^2)	20	10
C4 Environmental Living	20	10

Table I –Building Line Setbacks in Zones Other than Urban Residential Zones

6. Side and Rear Setbacks	*6.1 Minimum side and rear setbacks for residential buildings, including detached outbuildings such as garages, sheds or carports, in urban zones shall be in accordance with Figure 10 and described as follows:* *a. 0.9m for walls up to 3.0m in height (to underside of eaves);* *b. 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m;* *c. For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m.* *6.2 Walls of buildings within urban zones may be built to the side and/or rear boundaries only where:*	We are achieving min 21.775m side setback to the right-side proposed Farm Stay Accommodation, Villa 1 and it complies. For left side setback and rear setback refer to overall site plan. Refer to site plan for more details.

	a. The maximum wall height is 3.0m and there will be no significant impact on privacy, use of private open space and solar access to adjoining properties; *b. There are no openings unless such openings comply with the fire resistance requirements of the Building Code of Australia and are filled with translucent or obscured glazing; and* *c. The length of the wall built to the boundary does not exceed 50 per cent of the total length of the wall comprising that elevation (refer Figure 11).* *Required side and rear setbacks for rural zones are detailed in Table 2.*	

Zone	*Side Boundary (metres)*	*Rear Boundary (metres)*
RU1 Primary Production and RU2 Rural Landscape	10	10
R5 Large Lot Residential (Lot size ≤5000m^2)	4	4
R5 Large Lot Residential (Lot size >5000m^2)	6	6
C4 Environmental Living	6	6

Table 2 – Side and Rear Building Setbacks – Rural Zones

7. Site Coverage and Unbuilt Areas	*7.1 Site coverage shall satisfy the requirements detailed in Table 3 - Site Coverage and Unbuilt Areas. All development application plans for residential development shall provide a detailed 'percentage site coverage' calculation having regard to the requirements of Table 3.* *7.2 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.*	We are achieving 0.0019% site coverage as noted on the site plan.

MAITLAND DEVELOPMENT CONTROL PLAN — December 2011

Housing Type	Maximum Site Coverage Ground Floor (%) (See Note 1)	Minimum Unbuilt Area (%) (See Note 2)
Dwelling House	60	40
Small Lot Housing	60	40
Dual Occupancy (2 units)	60	40
Multi Dwelling Housing (3 or more dwellings)	70	30
Residential Flat Buildings	70	30

Table 3 – Site Coverage and Unbuilt Areas

Control	General Requirements	Proposed
8. Building Height, Bulk and Scale	*8.1 Maximum building height shall be in accordance with Table 4.* *8.2 Development application plans shall provide the following information to clearly communicate building heights:* *a. A scaled and dimensioned site plan to show pre-development spot levels and/or contours of the site. This plan shall also show post-development spot levels of the site at the building corners and perimeter and shall also include finished levels for private open space, communal open space (where provided), driveways and pedestrian pathways and landscaped areas.* *b. Floor plans showing finished floor levels for ground floor internal living space, garages, and finished levels for upper floors and roof;* *c. Building elevations and sections to scale which are fully dimensioned and provide an accurate representation of height having regard to the levels identified on the site plan. Elevations and sections should show floor-to-ceiling heights as well as maximum height of roof element.*	Existing building height is unchanged. New Villa is a single storey and have skillion roof with no slope. Still under the max. building height allowance. And it complies Refer to elevations for more details.

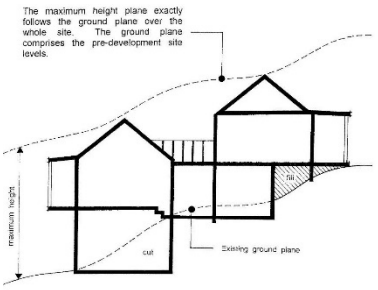


Figure 15 – Building Height (where the land is not identified on the Height of Buildings Map in the Maitland LEP 2011)

Housing Type	Zone	Max Height (metres)
Dwelling	Any zone	8.5
Dual occupancy (2 dwellings)	R1 General Residential Business zones	8.5 11
Semi-detached housing	R1 General Residential Business zones	8.5 11
Multi Dwelling Housing (3 or more	R1 General Residential Business zones	8.5 11
Residential flat building	R1 General Residential Business zones	11 14

Table 4 – Maximum Building Heights

Control	General Requirements	Proposed
9. External Appearance	*9.1 The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed:* *a. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape.* *b. Architectural interest encouraged by:* *• the use of finishes which are textured rather than bland;* *• providing stepping of walls, pergolas, eaves, verandahs and blade walls etc. to establish articulation and create light and shadow to a building* *• the coordinated use of diverse materials and appropriate decorative treatments* *c. Consideration of both typical and rare fenestration (door and window patterns) and the relationship between glazed and solid wall areas.* *d. Consideration of traditional relationship of roof mass to wall ratio, roof pitch and design, length of unbroken ridgelines, parapets, eaves and roof water guttering detailing.* *e. The design shall provide a variety of experiences for the residents and passers by thorough attention to silhouette, pattern, texture and colour. The amount and length of unbroken roof ridgelines, unpunctuated facades, fencing and repetitive form should be minimised.* *f. Design diversity should be achieved within and between developments by maximising the advantages of orientation, landforms, views and natural vegetation.* *g. Where a dwelling has an elevation to a principal street frontage then the design shall ensure that the building has its primary pedestrian entry point addressed to this street. This entry shall be reinforced by landscaping and, where appropriate, fencing to provide a clear entry statement.* *h. The following features of existing areas should be considered and integrated into new development where possible:* *• Traditional street and lane patterns* *• Street setbacks* *• Groupings of buildings* *• Corner feature sites* *• Pedestrian walkways* *• Promenades, squares and courtyards* *• Characteristic kerb and gutter treatment* *• Pavement design, materials and finishes* *i. Corner sites shall be developed such that the building(s) addresses both streets and has a well expressed side elevation that does not dominate the streetscape.* *j. Repetitive building designs should be avoided particularly in new residential subdivisions where there may be a number of sites being developed simultaneously. Repetitive street elevations generally do not achieve variety and interest in the streetscape – designs should ensure that key elements such as materials, colour schemes, fencing and driveway treatments, landscaping, window configurations and roof forms are distinct and give individuality to each development.*	The villas will be visible from the Maitland Vale Road and have significant change to the street view. Further details are provided on the revised architectural plans.

	k. That the relevant provisions in this DCP are taken into account where residential development is proposed within a Heritage Conservation Area or on a site of identified heritage significance under the Maitland Local Environmental Plan 2011. *Garaging: The following matters shall be taken into consideration when designing a development to minimise the dominance of garaging particularly on the public streetscape and communal areas internal to the development site:* *9.2 Car parking structures such as garages and carports shall be designed as an integral part of the development and must be compatible with the overall building design in terms of height, roof form, detail, materials and colours.* *9.3 Garages and carports, as a forward element in the design of a dwelling, are discouraged particularly where the dwelling and its associated garage has a direct address and access to a street. Forward projecting garages and carports may be considered where it can be demonstrated that the design of the garage makes a positive contribution to both the street and the architectural quality of the building.* *9.4 The following treatments should be employed to reduce visual impact of garages and carports to a road frontage:* *a. Garages should be no greater in width than 50 per cent of the total width of the dwelling's frontage (eg. total width of dwelling's frontage is 15 metres therefore maximum width of garage doors to be no greater than 7.5 metres);* *b. Where possible, garages of attached or detached dwellings which have a direct address to the street should not be located side by side;* *c. Where the garages of adjoining units are located side-by-side they should have staggered setbacks of at least 1.0 metre (refer Figure 18);* *d. The placement of wide eaves, awnings, pergolas or first floor projecting balconies/rooms over the garages to create shadow lines and provide greater articulation to the building (refer Figure 18);* *e. The use of materials of contrasting colour and/or texture for the walls and doors of each garage to create visual interest and a sense of separate identity for each dwelling unit – note that dark colours will make a garage visually recessive;* *f. The use of an irregular driveway alignment;* *g. Minimising the width and area of driveways to reduce the volume and rate of stormwater run-off and to increase the area available for landscaping;* *h. The selection of paving materials with contrasting colour and/or texture;* *i. The use of carports in lieu of garages as these more transparent structures can effectively reduce the bulk and mass associated with multiple garages.*	
10. Open Space	*Private Open Space (POS)* *10.1 Ground Level POS:* *a. All ground level private open space must comprise a 'principal area' of minimum dimensions in accordance with Figure 20.* *b. The minimum area of private open space for a ground level dwelling shall be in accordance with Figure 20.* *c. The 'principal area' of POS shall form a direct extension to the internal living room or dining area of the dwelling (refer Figure 19).* *d. To be included in usable open space calculations, open space at ground level must have a minimum width in one direction of 3.0 metres.* *e. The maximum cross-fall over the 'principal area' shall not exceed 2%.* *f. Areas of ground level private open space required for external drying facilities, garbage storage, roof water tanks etc shall not be included in the principal area of private open space. These ancillary uses shall be located where they are able to be screened from view of the street or other public place.* *g. The landscape plan for the development shall incorporate a detailed landscape design for each area of ground level POS.* *h. Ground level POS shall only be located forward of the building line (but no closer than 900mm to the principal street boundary) where the orientation of the POS is within the 'optimum' range illustrated by Figure 20.* *i. Where ground level POS is provided forward of the building line then privacy fencing shall be provided as detailed in Section 14.* *10.2 Above Ground Level POS:* *a. All above ground level private open space areas (eg balconies or terraces) shall contain a minimum area of 10 square metres and comprise a minimum dimension of 2.5 metres.* *b. The 'principal area' of POS shall form a direct extension to the internal living room or dining area of the dwelling unit.* *c. The orientation of above ground level POS and internal living rooms shall be within the 'optimum' and 'good' ranges illustrated by Figure 20.* *d. A communal external drying area shall be provided for all dwellings that do not have ground level POS. This communal drying area shall be located so as to receive adequate natural sunlight and breezes and shall be screened from view from public areas and communal open space areas. Drying space shall be provided at a rate of 15 lineal metres of clothes line*	Fram Stay Villas have enough open space for gathering on site.

	per dwelling serviced. *Communal Open Space* *10.3 Ground level communal open space (COS) shall be provided within:* *a. a multi dwelling housing development with fifteen (15) or more dwellings (eg. townhouses, villas etc).* *b. a residential flat building with twelve (12) or more dwellings (eg. unit, apartment, flat etc).* *10.4 Ground level COS shall:* *a. contain an area sufficient to meet the relaxation and recreation needs of the residents of the development and shall at minimum include barbeque facilities and shelter, tables, seating, children's play equipment, childproof fencing and associated landscaping.* *b. be centrally located to provide casual surveillance opportunities from surrounding units within the development.* *c. be an integral part of the design for the development and must be provided clear, safe pedestrian access to minimise conflict with vehicle manoeuvring areas.* *d. be provided with lighting sufficient to enable night time surveillance as a means of reducing vandalism and promoting the safety of residents. Care shall be taken in the selection of lighting and its location to minimise light intrusion to units within the development itself and also to adjoining properties.* *e. take into consideration its interface with adjoining dwellings (eg. windows, rooms etc).* *f. contain facilities (eg: seating, play equipment etc) designed to meet the relevant Australian Standards.*	
11. Sites having a boundary to a Laneway	*11.1 Where a site has a secondary frontage to a laneway: a. The dwelling(s) shall not be orientated to the laneway as a principal street address.* *b. The main pedestrian entry point to the dwelling(s) shall form a direct connection with the principal street address and not the laneway.* *c. Pedestrian access to dwellings located to the rear of the site shall be contained within a corridor not less than 2.4m wide.* *d. The pedestrian access from the principal street frontage to the dwelling(s) located to the rear of the site shall be landscaped and provided with adequate lighting in accordance with 'Safer by Design' principles.* *e. Car parking for a maximum of two vehicles only (consistent with the garaging provided for the existing allotment) shall be provided with access to the laneway.* *f. No internal habitable floorspace shall be located closer than 3.0m to the property boundary with the laneway.* *g. Garages/carports shall be located no closer than 2.0 metres to the property boundary with the laneway.* *h. Where a garage is located closer than 5.5m to the property boundary with the laneway the garage doors shall be fitted with automatic opening devices to allow continuous movement from the laneway to the garage without obstructing the lane.* *i. Where car parking is provided with access to a laneway care shall be taken to ensure that adequate manoeuvring area is available. Note that the narrow width of some laneways will mean that garages will need to be 'indented' from the laneway boundary and/or wider than standard garage doors installed to provide for adequate manoeuvring.*	Not applicable
Control	**General Requirements**	**Proposed**
12. Accessibility and Adaptable Housing	*12.1 The number of adaptable dwellings to be provided in a residential development shall be as detailed in Table 5.* *12.2 All adaptable dwellings are required to meet the essential design criterion as listed in AS 4299 which includes the following:* *a. Provision of plans showing the dwelling in its pre-adaptation and post-adaptation stages;* *b. A continuous path of travel;* *c. Provision of accessible parking spaces;* *d. Maneuverability both internally and externally;* *e. Adjustable kitchen facilities;* *f. Adjustable bathroom facilities; and* *g. Adjustable laundry facilities.* *12.3 Where possible the internal structure of a dwelling should be designed with lightweight non-load bearing walls that allow for the reconfiguration of rooms over time.* *12.4 Where an adaptable dwelling is required in accordance with the provisions of this Plan, one (1) accessible car parking space shall be provided for every adaptable dwelling. This is in addition to any accessible parking required by Section 15 of this chapter.*	Though the proposal is not for dwelling, one of the villas has been designed as per BCA Clause D4D2 for accessibility.

	12.5 Dwelling design should be capable of being easily adapted to suit the widest possible range of lifetime needs. This includes the needs of people with physical disabilities, people with sensory disabilities and people with intellectual disabilities. *12.6 Dwellings designed for use by persons with a disability should be located at ground level unless special provision such as a lift is provided to upper floors.* *12.7 Car parking shall be linked to the adaptable dwelling(s) by an unobstructed path of travel at a suitable gradient for wheelchair access. These car parking spaces shall be located as close as possible to the adaptable dwellings they are intended to serve.* *12.8 Entries, doors and passageways shall be of sufficient width to allow for wheelchair access.* *12.9 Fixtures and fittings complying with AS 1428 Part 2.* *12.10 Where adaptable dwellings are required, accessible and continuous paths of travel in accordance with AS 1428 shall be provided from the street to circulation areas and thoroughfares within the building and site and to communal facilities/open space areas and shall be clear of obstacles so as not to impede the mobility of residents and visitors.* *12.11 Where a dwelling is intended for persons with a disability consideration should be given to a design suitable for in-house care or share accommodation, which offers privacy for non-related parties living within the same household.* *12.12 Consideration should be given to the installation of broadband capabilities for all adaptable dwellings.* *12.13 The following issues shall be considered when designing for adaptable housing:* *12.14 Compliance with AS 1428.1 (2001) Design for Access and Mobility – General Requirement for Access (New Building Work) and AS 1428.2 (1992) Design for Access and Mobility – Enhanced and Additional Requirements (Buildings and Facilities).* *12.15 Access to and within the adaptable dwelling shall comply with the requirements of the relevant provisions of the Australian Standards. This includes access to common facilities in the development eg: BBQ areas, swimming pools, common laundry facilities etc.* ***Location:*** *Adaptable dwellings should be provided in convenient locations that are close to facilities such as public transport, community facilities and public services. Within the development adaptable dwellings should be located along the accessible path of travel, preferably close to the main entrance of the building.* ***Bathroom Facilities:*** *Bathrooms should be large allowing for wheelchair access and manoeuvring. A bath need not be provided, but the shower should allow for chair access. The handwash basin and any shelving should be provided at a height that is accessible to both a standing or seated position.* ***Laundry Facilities:*** *The laundry should also be large to allow for wheelchair access and circulation around the appliances. Washing machines and dryers should be front loading. A wall mounted dryer is also preferable.* ***Circulation Spaces:*** *Bedrooms and living areas should be an adequate size to allow for ease of movement around furniture. Doorways, entrances and hallways shall be wide enough to facilitate wheelchair access and circulation.* ***Kitchen Facilities:*** *The kitchen should be of a flexible design so that modifications can be made if required in the future. Cupboard and pantry shelf heights should be adjustable to make them easy to reach.* ***Flooring:*** *Tiles or timber flooring is preferable to carpet. However, if carpet is to be provided it should be low pile with no underlay. Non-slip tiling should be provided in wet areas.* ***Walls:*** *Walls located along main travel paths and in bedrooms and bathrooms should be reinforced to allow for installation of grab rails if necessary.* ***Windows:*** *Windows should be operable with one hand (preferably sliding) and located with a sill height no higher than 700mm from the floor.* ***Landscaping:*** *Outdoor areas should be designed to be low maintenance, with no lawns and a drip irrigation system. All paving should be even and be wheelchair accessible.*	
Control	**General Requirements**	**Proposed**

13. Landscape Design	*13.1 With the exception of a single dwelling, all residential development shall be supported by a detailed landscape plan (inclusive of planting scheme) prepared and endorsed by a suitably qualified landscape consultant (eg landscape architect or horticulturalist) as meeting the objectives and design requirements of this chapter.* *13.2 The landscape design should, as appropriate:* *a. Retain existing vegetation for integration with the landscape design for the development;* *b. Employ the use of native vegetation suitable for local conditions which require lower maintenance and demand less water;* *c. Incorporate the use of advanced specimens to ensure that the completed built form is immediately and effectively softened by landscaping.* *d. Define a theme for new internal streets/driveways or complement existing streetscapes external to a site;* *e. Be of an appropriate scale relative to the width of driveways and the associated space between buildings and the building bulk – trees should be introduced which achieve a height above the roofline of the dwelling to soften built form;* *f. Take into account view corridors and introduce species that, where possible, preserve opportunities for views when the plants are mature;* *g. Improve privacy and minimise overlooking between dwellings and also overlooking from public spaces such as footpaths and communal open space;* *h. Provide adequate lighting for vehicular and pedestrian safety;* *i. Account for streetscapes and landscapes of heritage significance;* *j. Be tolerant of site conditions and adequately mulched in order to reduce demand for water, herbicides and fertilisers;* *k. Clearly identify where turfed areas are to be located and specify the materials used for forming the edges of garden beds;* *l. Detail the various paving materials used throughout the site for driveways, pedestrian pathways, parking areas and private open space areas.* *13.3 The landscape plan for the development shall recognise private open space areas as 'outdoor rooms' and the design shall incorporate:* *a. Paved areas or decks for outdoor dining/relaxation;* *b. Garden areas to reduce the 'hard' visual impact of fencing, paving and walls;* *c. Built-in seating (optional) – refer to example courtyard area at Diagram 19.* *d. The inclusion of trees of a scale which will provide adequate shade (deciduous may be appropriate depending on orientation of POS);* *e. Provision of drying areas and garbage storage areas and the screening of these areas with vegetation and/or structural elements such as timber panels;* *f. Water features (optional);* *g. Full details of materials for fencing, paving etc.* *13.4 Residential developments that make the most positive contribution to streetscapes and the urban environment and provide higher levels of amenity and enjoyment for residents are those which have a sound maintenance regime for landscaped areas – both private open space and communal areas.* *13.5 The landscape design for a development should integrate with the stormwater management scheme, having regard to relevant 'water sensitive urban design' (WSUD) principles.*	Landscape plan is provided in the full architectural drawing set. Updated Landscape Plan prepared by landscape consultant is submitted along with documents.
14. Fencing and Walls	*14.1 The landscape plan prepared for the development shall incorporate full details of all fencing proposed including:* *• location* *• height* *• materials* *• colours* *14.2 For all forms of residential development, with the exception of a single dwelling-house, sheet metal fencing shall not be permitted where it forms a boundary with a street, or communal area within a development.* *14.3 Fencing between dwellings shall be designed to provide visual and acoustic privacy to internal rooms and outdoor private open space. The recommended height for these dividing fences is 1800mm high but not less than 1500mm high.* *14.4 For all residential development where sheet metal fencing is used it should be of mid to dark earthy colour to make the fence visually recessive.* *14.5 Fencing within the street building line setback shall not be located closer than 900mm from the street property boundary for the principal street frontage of the development (refer Figure 22).* *14.6 Where side boundary fencing projects forward of the street building line setback to the principal frontage then the maximum height of the fence shall not exceed 750mm within the building line setback area. (Note: This requirement does not apply where the development qualifies to use the building line setback for private open space – refer Sec B9.9(h)).* *14.7 Front fencing for the purposes of containing a dwelling's principal private open space area, shall not occupy more than 50% of the street*	No changes are proposed to the existing fencing. For any fence that will be put on site shall be either post and wire fence or post and railing fences to cordon of the cattle as per councils requirements.

	frontage of an allotment and shall not contain or obscure the principal pedestrian entry point to the dwelling from the street. Fencing may occupy greater than 50% of a site frontage if it can be demonstrated that the increased length of fencing is consistent with the established fencing within the street and character of the street, or because of environmental impact considerations, eg. noise. *14.8 Solid fencing for the purposes of containing a dwelling's principal private open space area, shall not exceed a height of 1500mm where located within the street building line setback unless it can be demonstrated that a higher fence is appropriate having regard to issues of noise, privacy, existing streetscape and architectural merit.* *14.9 Nothing in this plan prevents the fencing of the street frontage of a property subject to the following:* *• The building line setback area is not required for the purposes of principal open space;* *• The fence shall not exceed a height of 1200mm (1.2 metres);* *• The fence shall not comprise sheet metal material;* *• The fence shall be of a design/materials which integrate with the dwelling(s) located on the land.*	
Control	**General Requirements**	**Proposed**
15. Driveway Access and Carparking	*15.1 Driveways shall be located no closer than 900mm from any side boundary for the full depth of the building line. This 900mm offset shall be provided with landscaping of suitable scale to ensure that sight lines along the public footpath and the roadway are not obstructed.* *15.2 Driveways within the site should be a minimum of 2.7 metres wide and should include landscaping between the driveway and dwelling. (Note: In heritage conservation areas strip driveways may be a more suitable alternative – refer to Part E.3: Heritage Conservation Areas).* *15.3 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.* *15.4 Straight 'gun barrel' driveway arrangements are not supported. Where long driveways are proposed landscaping of minimum width 1.0 metres shall be provided along the boundary/fenceline incorporating wider landscape 'blisters' to create a 'meandering' effect and contrasting pavement treatments should be used to reduce the expanse of a single pavement material. Landscaping shall also be provided between the driveway and the external wall of the dwelling* *15.5 Driveways within a site shall be at a maximum grade of 4:1 (H:V).* *15.6 Driveway design from the road pavement across the public footpath area shall be in accordance with Council's "Manual of Engineering Standards" and appropriate structural drawings.* *15.7 Driveways across the footway at the access point on the road reserve should be generally a maximum of 5 metres wide, although variation may be justified on turning and traffic safety issues.* *15.8 Driveways across the footway shall be sited to avoid street trees, kerb inlet pits and other services such as light/power poles.* *15.9 For developments other than single dwellings adequate vehicle manoeuvring area to Australian Standard AS 2890 shall be provided to enable vehicles to enter and exit the site in a forward direction.* *15.10 For developments other than single dwellings, vehicle driveways shall be clearly distinguished from pedestrian entries and paths through design, finish or location.* *15.11 On sites identified as Bushfire Prone Land under the Bush Fire Prone Land Maps endorsed by the New South Wales Rural Fire Service, access shall comply with the requirements of the document "Planning for Bushfire Protection 2006" (Planning NSW and Rural Fire Service).* *15.12 Vehicle car parking spaces and manoeuvring areas (not including a driveway providing direct vehicle access to a garage or carport from the street) shall not be located within the building line setback area.* *Car Parking:*	Proposed driveway to access the all farm stay Villas. Each villa has a designated car park for ease of use. The accessible parking has been amended to add the shared zone as per AS 2890.6.2009

	15.13 The minimum number of off-street car spaces shall be as follows: *a. One (1) space for each one or two bedroom dwelling;* *b. Two (2) spaces for each dwelling containing more than two bedrooms;* *c. One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof.* *15.14 A minimum of one (1) off-street parking space should be provided for each dwelling as a covered space in the form of either a garage, carport or within a secured basement parking area. The parking space(s) should be convenient and accessible to the dwelling which it services.* *15.15 Visitor car parking spaces should be freely accessible at all times and not located behind security gates or within secured basement car parking areas.* *15.16 The minimum dimensions for car parking bays and aisles shall be in accordance with Figure 24.* *15.17 Garages should comprise minimum dimensions in accordance with Figure 25.* *15.18 Developments comprising up to two (2) dwellings may have the parking space(s) for both dwellings directly addressing and accessible from its street frontage.* *15.19 Developments comprising three (3) or more dwellings may have one (1) dwelling only with a garage/carport directly addressing and accessible from its street frontage of the development.* *15.20 Tandem (or stack) parking is permissible only where the garage for the dwelling has a direct frontage/address to a street. In this instance, the vehicle space on the driveway in front of the garage/carport can be calculated as part of the parking requirement for that dwelling but shall not be counted as a 'visitor' space.* *Accessible Car Parking (disabled users):* *15.21 Designated accessible car parking facilities shall:* *a. Be provided at the rate of one (1) accessible parking space for every adaptable dwelling;* *b. Be located as close as possible to the adaptable or accessible dwelling they are intended to serve or alternatively as close as possible to each accessible public entrance;* *c. Be linked to an accessible entrance to a building or to a wheelchair accessible lift by a continuous accessible path of travel, and preferably under cover;* *d. Have a minimum width of 3.8 metres as shown in Figure 26. An overlap allowance of 500mm may apply when, parallel to the parking space, there is an adjoining walkway or similar surface which:* *• Is at the same level as the car parking space;* *• Is firm and level, with a fall not exceeding 1 in 40 in any direction;* *• Is not another car parking space;* *• Is not less than 1000mm in width.* *e. Have a minimum vertical clearance of not less than 2500mm and a minimum length of 5.5 metres as shown in Figure 26;* *f. Both the designated parking space and the continuous accessible path of travel shall be clearly signposted;* *g. The signage for the actual parking space shall be painted on the surface of the paved space and signposted at a height of not less than 1500mm centrally located at the end of the space;* *h. The provision of accessible parking shall be signposted at the entrance of the car park.*	
Control	**General Requirements**	**Proposed**
16. Views, and Visual and Acoustic Privacy	*Visual Privacy* *16.1 Overlooking of private open space and direct views between living area windows shall be screened or obscured using one or more of the following methods (as shown in Figures 27 and 28):* *a. Separation distance between windows of habitable rooms or balconies* *b. Separation by design* *c. Offset living room windows of opposing dwellings/units* *d. Splay windows to redirect sight lines* *e. Build to a boundary and avoid window openings* *f. Screen planting between units* *g. Fencing design or privacy screens* *h. Use of fin walls* *i. Planter boxes* *j. Louvre screens (vertical or horizontal)* *k. Pergola* *l. Change in level Acoustic* *16.2 Where no design techniques and screening (eg fences or walls) are proposed, openings of adjacent dwellings shall be separated by a distance of at least 3.0m.* *16.3 Site layout shall separate active recreational areas, shared parking areas and driveways, and service equipment areas away from bedroom areas of dwellings.* *16.4 Mechanical plant or equipment (eg. Air conditioning units) shall be designed and located to minimise noise nuisance.*	No changes to views for adjoining Neighbours as our development has greater boundary setback. There will be no visual impact as well as it is a single storey design. Acoustic report has been submitted and additional comments from the consultant has been appended along with the additional information.

	16.5 Shared walls and floors between dwellings shall be constructed to reduce noise transmission in accordance with the Building Code of Australia.	
17. Water and Energy Conservation	17.1 It is recommended that buildings be orientated with the main indoor and outdoor living spaces towards the north and north-east (the optimum orientation for indoor and outdoor living spaces are shown in Figure 20). 17.2 To the fullest extent possible, buildings should be insulated. 17.3 Buildings should include adequate thermal mass and windows located, sized and shaded to facilitate thermal performance. 17.4 Windows in west facing walls should be avoided. However, where not possible, west facing walls should be designed with windows fitted with appropriate shade structures and/or landscape screens. 17.5 Building design should, wherever possible, include a north facing roof upon which a solar hot water system or collector could be installed. The building's internal plumbing should be designed to facilitate the installation of such a system. 17.6 The design of the building should maximise the cooling potential of natural ventilation by providing breeze pathways through the building (refer Figure 32). 17.7 Shadow diagrams may be required for residential developments of two storeys and over in urban zones if, in the opinion of the assessing officer, they are required and for all residential developments comprising two (2) or more dwellings where ground level private open space is located in other than an "optimum" or "good" location as shown in Figure 20. The shadow diagram shall address the overshadowing impact of new development and also the impact from adjoining development against the criteria provided under 17.8 below. 17.8 Development within the categories specified under 17.7 above shall ensure that adequate solar access is provided to both existing development adjoining the project site as well as to the dwellings and their associated outdoor open spaces within the new development itself. In this regard: a. Development shall not reduce the sunlight available to windows of living areas that face north to less than 3 consecutive hours between 9.00am and 3.00pm on the Winter Solstice (June 21); b. At least 50% of the principal area of ground level private open space shall achieve not less than 3 hours sunlight between 9.00am and 3.00pm on the Winter Solstice (June 21). Where existing overshadowing by buildings and fences is greater than this, sunlight should not be reduced by more than 20%; c. At least 50% of the principal area of above ground level private open space shall achieve not less than 3 hours sunlight between 9.00am and 3.00pm on the Winter Solstice (June 21). Where existing overshadowing by buildings and fences is greater than this, sunlight should not be reduced by more than 20%; d. At least 50% of the area of communal private open space shall achieve not less than 3 hours sunlight between 9.00am and 3.00pm on the Winter Solstice (June 21). Where existing overshadowing by buildings and fences is greater than this, sunlight should not be reduced by more than 20%. **Note:** Council reserves the right to request shadow diagrams with respect to single storey development if, by reason of the topography of the site, the nature of adjoining development and fencing, the orientation of the building or the design of the building, there is potential for significant loss of solar access to adjoining lots or to dwellings within the development itself.	Designed in a way that does not affects the ventilation for all the proposed Farm Stay Accommodation Villas. No Overshadowing as all Villas are single storey. Building materials will be energy efficient and environment friendly.
Control	**General Requirements**	**Proposed**

18. Stormwater Management	*18.1 Due to downstream flooding/capacity issues and for developments other than single dwellings, 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 or landscape depressions. The amount of storage volume required is subject to detailed calculation but may be estimated at 9 cubic metres per 1000sqm of site area.* *18.2 A detailed erosion and sediment control plan (ESCP) should be submitted with the development application. The ESCP should be prepared in accordance with the requirements of Council's Manual of Engineering Standards.* *18.3 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.* *18.4 The development site must be provided with an overland flowpath for the major storm event (1% AEP).* *18.5 Stormwater storage tanks with a capacity in excess of that required to meet BASIX criteria may be installed to provide for on-site stormwater detention. Council's Manual of Engineering Standards provides details for calculations and 'BASIX' relationships. These tanks, unless provided underground, must not be located within an area of principal open space. The area occupied by the tank must not be included for the purposes of calculating the required private open space at ground level for each unit.* *18.6 As a minimum requirement, a stormwater drainage "concept plan" shall be submitted with the development application. The plan should include:* *a. the pipeline/pit layout* *b. water storage means/area* *c. indicative levels at critical design points* *d. overland flowpaths including details of the means of capturing runoff from all impervious surfaces*	Roof water from the proposed extension will be connected to the drainage system or the dam as per the Concept Stormwater Drainage Plan. Each villa is equipped with 5000lt water tank and shall be topped up via a main line from existing 360000lt water tank (existing) whenever necessary.
19. Security, Site Facilities and Services	*19.1 For developments proposing ten (10) or more dwellings a detailed 'Crime Prevention Through Environmental Design' assessment shall be prepared by an accredited person and submitted with the development application.* *19.2 Buildings adjacent to a public or communal space shall be designed to maximise natural surveillance, having at least one (1) habitable room window per dwelling facing that area.* *19.3 Low intensity lighting (eg. bollard lighting) shall be provided to all shared pedestrian paths, parking areas and building entries.* *19.4 Garbage or recycling areas, mail boxes and external storage facilities shall be sited and designed for functionality, attractive visual appearance and efficient and convenient use.* *19.5 Where agreed to by public utility service providers, services shall be co-ordinated in common trenching in order to minimise construction costs for underground services.* *19.6 Each dwelling shall be provided with direct and convenient pedestrian access to a public road.* *19.7 Where there is no direct pedestrian access from a dwelling's private outdoor open space area to the public roadway then the development shall be provided with a common garbage storage area readily accessible from within the site and serviceable from the adjoining road.* *19.8 The garbage storage area shall be designed so as to conceal its contents from view of the adjacent public space and/or other properties. It shall be provided with a water tap for wash down purposes and drained to connect to the sewer.* *19.9 Individual mail boxes shall be located close to each ground floor dwelling entry, or a mail box structure located close to the major pedestrian entry to the site complying with the requirements of Australia Post.* *19.10 Open air clothes drying areas shall be provided for each dwelling with an aspect ranging between direct east to direct west (via north). The drying areas shall be located and/or screened such that they will not be visible from a street or public place. Each drying area shall comprise a minimum of 15.0 lineal metres of hanging line* *19.11 All services – reticulated water, sewerage, electricity and telecommunications (and natural gas where available) shall be installed to meet the requirements of the relevant service provider.*	All the necessary security and surveillance measures will be put into place for the safety of the patrons using the site. Further discussed in *Crime Prevention Through Environmental Design section towards the end of this document*

C.4 – Heritage Conservation

Control	General Requirements	Proposed
1. Development Process **1.1 Heritage Impact Statement (HIS)**	*Clause 5.10(5) in the Maitland LEP 2011 provides for a consent authority to request the preparation of a Heritage Impact Statement (HIS) to assist in the assessment of a development application.* *A HIS analyses the impact that proposed works will have on a heritage item or Conservation Area. It is usually prepared with reference to a Statement of Heritage Significance. The HIS will often form part of the Statement of Environmental Effects usually required for a development application. It needs to be supported by sufficient information to allow Council to make an informed decision about the impact of the proposal.* *For simple or minor applications, the HIS may be able to be prepared by the owner or manager of the property. However, for listed items or for complex or major applications, a suitably qualified consultant, experienced in heritage related matters, will generally be required to prepare the HIS.*	N/A
1.2 Heritage Conservation Management Plan (CMP)	*Clause 5.10(6) in the Maitland LEP 2011 provides for a consent authority to further require the submission of a Heritage Conservation Management Plan (HCMP) before granting consent to the application, where the findings from the HIS warrant this additional conservation outcome.* *Together, the Statement of Heritage Significance, Conservation policy and management guidelines form what is known as a Conservation Management Plan.*	N/A
1.3 Character Assessment	*A Character Assessment is required where, in the opinion of Council, the proposed works do not warrant the preparation of a formal HIS. A Character Assessment may be prepared by the applicant/owner.*	N/A
1.4 Engineering Assessment	*An Engineering Assessment will be required where it is asserted that the works proposed to a heritage item are required because part or all of the item is beyond repair or unstable. Works include alterations and additions to, and partial or total demolition of, a heritage item. An Engineering Assessment may also be required for partial or total demolition of components within a Heritage Conservation Area.*	N/A
1.5 Schedule of Works	*A Schedule of Works will be required for any alterations and additions to a heritage item. The Schedule of Works must itemise the proposed work to the item, cross-referenced to appropriate drawings, and include a schedule of external finishes, materials and colours. In the case of an item of State significance, the Schedule of Works must detail all internal alterations.*	N/A
Control	**General Requirements**	**Proposed**
1.6 Archaeological Assessment	*An Archaeological Assessment will be required with a development application for any proposal which will disturb the surface of an Archaeological Site or Potential Archaeological Site.*	Not applicable.
1.7 Archival or Photographic Record	*An Archival or Photographic Record may be required to document the existing structure if part or parts of the heritage item are proposed to be altered.*	Not applicable.
1.8 Historic photographs or drawings	*Historic photographs or drawings may be required, where available, particularly when the intention is to restore the item back to its former or original state.*	Not applicable.
1.9 Other specialist reports	*Other specialist reports may be required for particular proposals (e.g. historian).*	Not applicable.
3. General Requirements for Alterations & Additions **3.1 Sympathetic Design**	*a. An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context.* *b. New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection.* *c. Mock historical details should not be applied as they will not be of any heritage value themselves, and can confuse our understanding between the 'new' and the 'old'.* *d. Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials.* *e. Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables.*	Not applicable.

3.2 Siting, Setback & Orientation	*a. Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building which contributes to the heritage character of the Conservation Area.* *b. Side additions should not compromise the ability for driveway access to the rear of the block.* *c. No new structures should be built forward of an established building line.* *d. An adequate area around the building including landscaping, fencing, and any significant trees should be retained.* *e. Larger additions can be successful when treated as a separate entity to retain the character of the original building in its own right.* *f. Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.* *g. The orientation pattern of buildings existing in the area should be maintained.* *h. Rear additions are generally best stepped back from side building lines.* *i. Where the wall of an existing residential building in a Conservation Area is located less than 900mm from a side boundary, additions may be permitted to be constructed at the same setback as the principal building only where: i. they are small in scale and no greater than 20% of the existing building floor area;* *ii. there is no overhang of any part of the addition over the adjoining property;* *iii. there are no significant impacts on solar access to the adjoining property;* *iv. access for maintenance of the side wall of the addition can be provided wholly within the property boundaries.* *j. An addition must be constructed in accordance with the National Construction Code of Australia including requirements relating to fire safety, structural stability and termite resistance.* *k. Any addition greater than 20% of the existing building floor area must be not less than 900mm from the side boundary and comply with the above.* *l. Extensions to the side elevation will not be appropriate if they alter established patterns of building and garden.* *m. Additions to the side of a building should not remove or sever car access to the rear, where it is not sympathetically provided elsewhere.* *n. Archaeological evidence should not be disturbed without consultation with Council and, where required, approval of Heritage NSW.* *o. Where there has been known building sections which have been removed, and the building fabric has been substantially altered such that only its position on the site maintains its original context, further alterations which remove footprint evidence may not be appropriate.*	Not applicable.
Control	**General Requirements**	**Proposed**
3.3 Size & Scale	*a. An alteration or addition should not be of a size or scale which overwhelms or dominates the existing building, substantially changes or destroys its identity or changes its contribution and importance in its surrounds.* *b. New uses should be chosen which suit the size of the building, not requiring overwhelming changes.* *c. Unless it can be demonstrated that greater scale would be appropriate in the individual circumstances, additions should be of the same scale as surrounding development.*	Not applicable..
3.4 Roof Form & Shapes	*a. Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height.* *b. Additional rooms can be added to heritage buildings appropriately where roof forms have been carefully integrated into the existing.* *c. If it is important that the roof form remains unaltered, additional rooms can be added in a detached pavilion form placed at the rear or possibly the side. Roof pitch, ridge height, height of parapet and eaves on additions should relate to those of the original building.* *d. Providing the roof space is large enough, attic rooms should be contained in roof forms for non- – habitable uses such as a study or a library. The volume required for habitable uses such as bedrooms may mean unacceptable alteration to roof form.* *e. New roof elements such as dormer windows and skylights should not be located where they are visually prominent.* *f. Chimneys should be retained.* *g. Service utilities such as water heaters, air conditioning units, antennae, satellite dishes must not be located on the principle elevations of buildings.* *h. Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area.*	Not applicable.

3.5 Materials & Colours	*3.5.1 General:* *a. Traditional combinations of materials used in heritage buildings should be considered when designing additions.* *b. It may not be appropriate or necessary to replicate the original combination of materials used in the original work. The use of complementary material might make the increase in scale less noticeable and also enhance later understanding of the changes. For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today, as was the use of corrugated iron roofs at the rear of houses behind main roofs constructed with tile or slate.* *c. The use of highly reflective materials should be avoided.* *3.5.2 Doors and Windows:* *a. Timber windows should be retained in existing buildings. New doors and windows should be of materials characteristic to the existing building, locality or an approved alternative.* *3.5.2 Roofing:* *a. Original roof material should be matched in any addition in material and colour. If, however original roofing is expensive such as slate, corrugated iron is a suitable alternative to the rear.* *b. Traditional stepped flashings, roof vents, gutter moulds, and rainwater heads should be used.* *3.5.4 Brickwork:* *a. New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour.* *b. Existing face brick or stone on heritage items or heritage buildings in a Conservation Area should remain unpainted and unrendered.* *3.5.5 Imitation Cladding:* *a. Timber board imitations are not acceptable for additions to heritage items or work visible from the street in Conservation Areas.* *3.5.6 Colour Schemes* *a. Additions should employ colour schemes which do not detract from traditional colour schemes in the area. A number of good reference books on traditional colour schemes are available.* *b. Colour schemes suitable to the period of the building should be used.* *c. Unpainted brick or stone should remain unpainted.* *3.5.7 Paving & Driveways:* *a. Preferred materials for driveways include wheel strips and gravel. Plain or stamped concrete should be avoided.* *b. Paired wheel strips over public footway areas are preferable to solid driveways.*	Not applicable.

Control	General Requirements	Proposed
3.6 Design of New Detail and Opening	*a. Alterations should avoid arbitrary changes to openings or other features which do not fit in with the symmetry or character of the original design.* *b. If the street front of the original building is symmetrical, the addition should avoid simply extending the original design across the addition.* *c. New detail and openings should be simple in character using colour and materials which complements the original fabric.*	Not applicable.
3.7 Evidence for Authentic Reconstruction	*a. The reinstatement of a lost feature should faithfully replicate or copy the original in design, materials, arrangement and position.* *b. Reconstruction should be identifiable as new work without at the same time making it intrusive.*	Not applicable.
3.8 Removal of Unsympathetic alterations and Additions	*a. Additions which are obviously out of character with the original design may be removed, whereas it may be preferable to retain well integrated additions or substantial alterations to the existing building.*	Not applicable.
3.9 Services & New Technologies	*a. Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious.* *b. In heritage areas they should be hidden from view as much as possible.* *c. Essential changes to cater for electrical wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.*	Not applicable.
3.10 Landscaping	*a. When designing new gardens, reference should be made to surviving plants which indicate the basic garden structure, and can be worked into new designs.* *b. When selecting suitable trees, the following should be considered: the varieties that already exist in the area; the size of the tree when mature; the potential of the chosen species to interfere with services, retaining walls and other structures.* *c. Many heritage garden reference books are available to explain typical settings for houses of different styles and periods.* *d. Hard surfaces should be kept to a minimum.*	Not applicable.

	e. Screening of hard surfaced areas is encouraged. *f. Garden structures should be appropriate to main buildings in terms of scale, style and materials.* *g. Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites, and pebble aggregate, quarry tile or mosaic tile aprons common to later Californian Bungalow styles should be retained.*	
3.11 Fences	*a. Original fences should be retained.* *b. Fences should be located on the building line.* *c. Fences should be simple with a level of detail comparable with the house.* *d. Fencing should generally be open or transparent, or backed with a hedge, not solid.* *e. Fences should be of a scale comparable with the street.* *f. Front fences should be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry and hedges.* *g. Plain or colour treated metal fences are not considered to be appropriate for Conservation Areas or Heritage Items on any street frontage or side boundary.*	Not applicable – existing fence to remain as it is.
3.12 Garages, Carports & Sheds	*a. Garages and carports should preferably be detached and located at the rear or set well back at the side of a building behind the rear building line.* *b. Garages should be set back a minimum of 500mm from the side and the rear boundary.* *c. Garages and carports should make reference to any established historic patterns in the street.* *d. The use of landscaping such as screening or planting and front fences may be useful tools in integrating the structure with its site.* *e. If connected to the main dwelling, garages should be positioned well behind the principle building line (ie 5m) or be positioned behind the dwelling.* *f. Colours and materials should blend into the surrounding landscape. Custom orb iron roof profile and timber board profile cladding wall are common materials used.* *g. Garages should have simple hipped, gable or skillion roofs depending on the design of the existing main building.* *h. Gable or hipped roof with skillion roofed attachment is the most appropriate double garage roof form.* *i. Existing outbuildings should be maintained and reused wherever possible.* *j. Simple open light construction carports are preferable to solid heavily detailed buildings.* *k. Tennis courts should not be sited so as to intrude on the setting of the main building. They will almost always be best located to the rear of the main building.* *l. The pitch of a garage or carport roof should, in most cases, be comparable or slightly lower than that of the main building – generally 25° – 30°.*	Not applicable.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Control	General Requirements	Proposed
Territorial Re-enforcement	*Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.* *Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.*	The site is already fenced as there are existing farms and dwelling present.
Surveillance	*People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.* *Natural surveillance is achieved when normal space users can see and be*	The open- ness of the site allows natural surveillance all the thime but to enhance the security and surveillance, CCTVs will be put in

	seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.* *Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations.*	place.
Access Control	*Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.* *Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.* *Technical/Mechanical access control includes the employment of security hardware. Crime, Design and Urban Planning: From theory to Practice Formal (or Organised) access control includes on-site guardians such as employed security officers.* *Formal (or Organised) access control includes on-site guardians such as employed security officers.*	the access control treatment will be put in place with the signages for easy wayfinding plus the vehicle entry and exit to and from the property will be monitored. Further details on Landscape Plans and more details will be provided at CC stage.
Space/Activity Management	Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.	Effective space management is integral to community safety and the patrons using the Farm Stay. All areas will be formally supervised, with open spaces between villas strategically planned to enhance visibility and facilitate prompt detection of any suspicious activity.

GUEST AMENITY

Since the proposal is for the Farm Stay Accommodation, this statement of Environmental Effects also addresses the facilities to be provided to the guests attending and the use of the site, management and maintenance sides of it.

Amenities	Proposed
Proposed Use	The Proposal is for the Farm stay accommodation. The idea is for the guests to experience life away from the hustle and bustle of cities and experience the farm stay and the quiet of the area.
Management	The facility will be managed by the owners of the property. All the bookings will be placed online or similar.
Maintenance	All the maintenance jobs i.e., House Keeping, Gardening, washing will be done by third party companies on a contractual basis.
Kitchen Facilities	All the villas will be provided with electric kettles, milk, tea and coffee.
Waste Management	All the villas will be maintained and rubbish will be collected every day or after the check out from the premises.
Toiletries	All necessary toiletries will be provided to the guest namely shampoo, soap on arrival.

Farm Tours	Since the facility is ancillary to the existing farm on site, farm tours can be provided to the guests upon request but there won't be any one on one contact with the live stock on site but it shall be noted that the patrons can feed/ throw the hay over to the other side of the fence under the supervision of management. Further to this, since the cattle yards and areas of risk will be fenced off, the patrons at the Farm Stay can have a safe & guided farm tour and interaction with the cattle.

6. CONCLUSION

Development consent is sought for Proposed Farm Stay Accommodation Villas to Existing Property.

The proposal is permissible with consent and is consistent with the relevant development standards and controls and their overarching objectives as stipulated in MLEP 2011 and MDCP 2011 respectively.

Given the above, it is requested that Council grant development consent for the proposal.