PARKER SCANLON

Surveying, Town Planning, Bushfire Assessment, Project Management

Statement of Environmental Effects

Multi-Dwelling Housing
Lot 9 Section 5 DP 2577

at ***NO.47 ABERGLASSLYN ROAD, RUTHERFORD, NSW 2320***

Date: 15 February 2024

Ref: B2381SEE-A

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Document Control

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VERSION	DESCRIPTION	ORIGINAL by	REVIEW by	RELEASE DATE
A	Statement of Environmental Effects	J.M	L.B	15/02/2024

PROPOSAL SUMMARY

Prepared by:	Parker Scanlon
Contact:	Julie McKimm Town Planner Ph: Email:
Property Description:	Lot 9 of Section 5 in DP 2577 No.47 Aberglasslyn Road, Rutherford, NSW 2320
Zone:	R1 – General Residential (Maitland LEP 2011)
Project Description:	Multi-Dwelling Housing including the retention of the existing dwelling and construction of two units

Contents

1. PROPOSAL

1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

This Statement of Environmental Effects has been prepared to support the Development Application for: -

- Multi-Dwelling Housing, including the retention of the existing dwelling and construction of two x two-bedroom units.

Refer to **Attachment 1** and **Figure 1**.

1.2 REQUEST FOR STREET NUMBERS

Street numbers for each of the proposal's units is sought from Council.

1.3 CONSULTATION

Formulation of the proposal has involved using/obtaining the following specialist reports and designs: -

- Stormwater Management (refer to **Attachment 2**);
- BASIX Certification (refer to **Attachment 3**); and
- Landscape Plan (refer to A**ttachment 4**).

Formulation of the proposal has also involved consultation with: -

- Hunter Water Corporation (refer to **Attachment 5**).

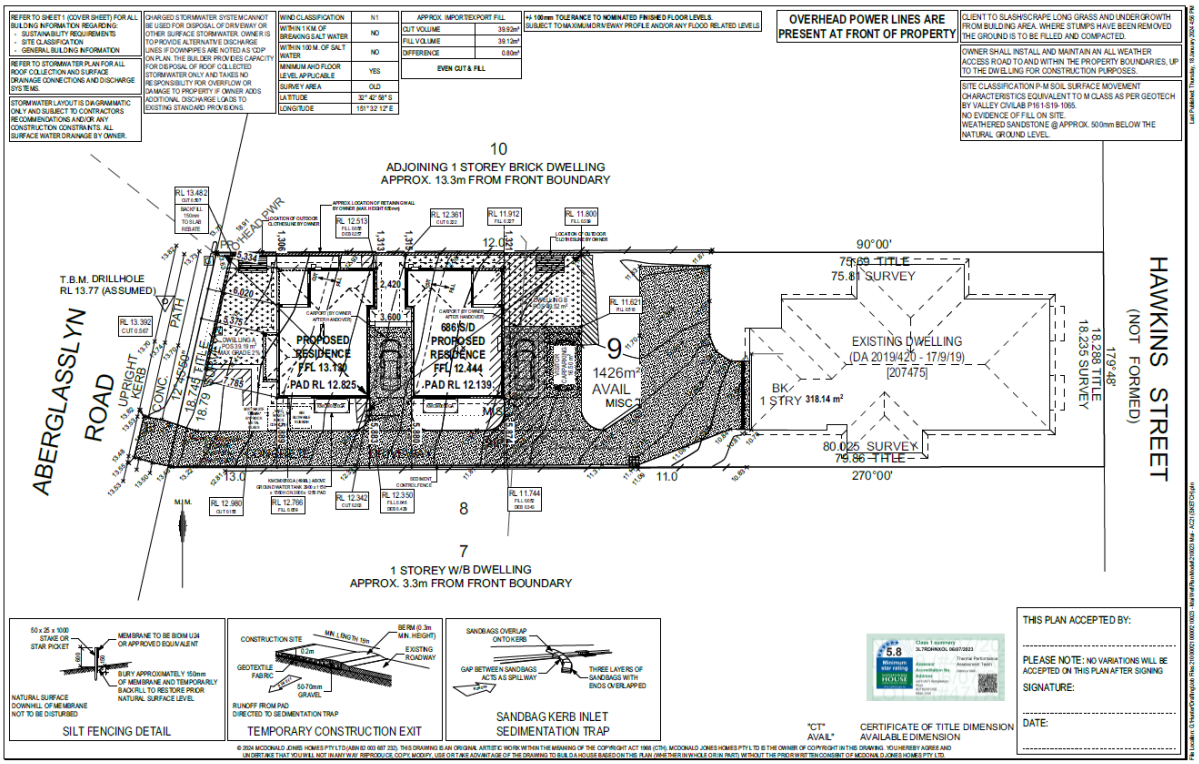


Figure 1 – Proposed Design Plans (McDonald Jones Homes, February 2024)

2. SITE CONTEXT

2.1 SITE DESCRIPTION

The subject site is known as No.47 Aberglasslyn Road, Rutherford, and consists of Lot 9 Section 5 in DP 2577, refer to **Figure 2**. The site is a rectangular allotment with an area of 1,426m². The property has a frontage of 18.7m to Aberglasslyn Road.

The land presently contains the following improvements: -

- Four-bedroom, single storey brick dwelling (refer to **Figure 2** & **Attachment 6**).

Figure 2 – Subject Site (Metromap, February 2024)

2.2 PREVIOUS AND PRESENT SITE USE AND APPROVALS

The site consists of a single dwelling and vacant land maintained in line with previous residential use.

2.3 SURROUNDING DEVELOPMENT AND LAND USE

Surrounding land consists of the following:

- To the North: A predominantly residential landscape zoned as R1 General Residential.
- To the East: A predominantly residential landscape zoned as R1 General Residential.
- To the South: A predominantly residential landscape zoned as R1 General Residential, with a small portion of E3 zoned land adjoining SP2 zoned land, being the New England Highway,
- To the West: A predominantly residential landscape zoned as R1 General Residential, with a scattering of RE1 zoned land to the north-west.

Refer to **Figures 3 and 5**.

Figure 3 – Surrounding Land Use (SixMaps, February 2024)

2.4 CURRENT ROAD NETWORK

Aberglasslyn Road is constructed of a kerbed-bitumen formation, operating as an unclassified, collector road with a link to the New England Highway.

2.5 EXISTING VEGETATION & NATURAL FEATURES

The site contains no significant native vegetation and is presently cleared and maintained for residential purposes. The land predominantly comprises grassland and a small portion of managed vegetation and does not contain any watercourses. There are no waterways or ecological corridors that run through the subject site. An unnamed watercourse is located approximately 400 metres from the eastern rear boundary of the site, refer to **Figure 4**.

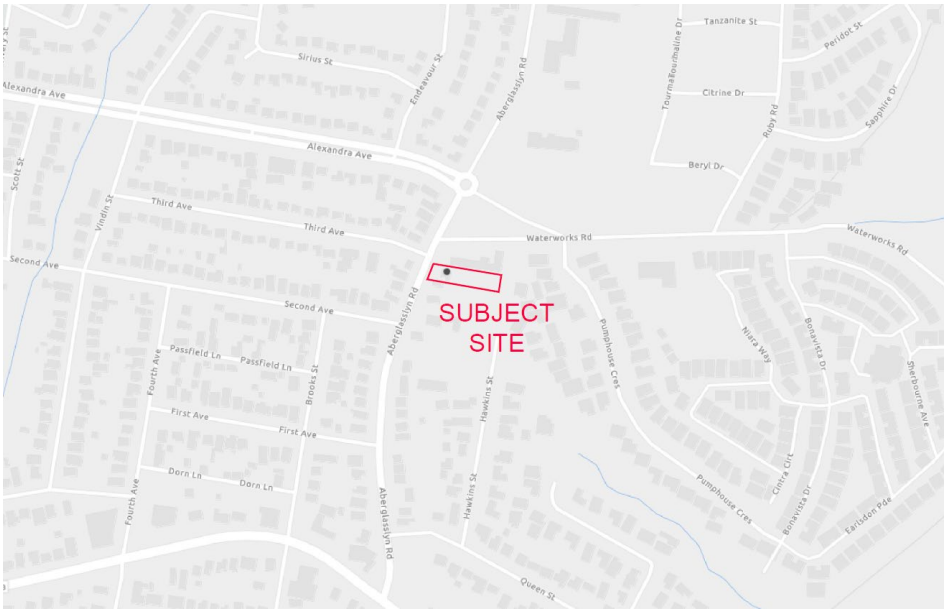


Figure 4 – Hydroline Mapping (NRAR Spatial Website, February 2024)

2.6 TOPOGRAPHY, DRAINAGE AND FLOODING

The subject site slopes uniformly from Aberglasslyn Road (to the west), at about RL 13.53m Assumed Datum, towards the east, at about RL 9.7m Assumed Datum, refer to **Attachments 6 and 7**.

The proposal is supported by a Stormwater Management Plan, prepared by Rafeletos Zanuttini Consulting Engineers (refer to **Attachment 2**) which enables the site to meet drainage requirements and not cause nuisance or result in an increase of overland flow to any proposed dwellings, existing dwellings or surrounding properties.

The site is not located in a flood prone area on Council's maps.

2.7 ACID SULFATE SOILS

The site is identified as having Class 5 Acid Sulfate Soil conditions, as shown on Council's maps. Acid sulfate soils are not typically found in Class 5 areas. Proposed works which may impact soils are located within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The development would be unlikely to affect potential acid sulfate soil conditions due to the low level of classification.

2.8 MINE SUBSIDENCE

The site is not located within a mine subsidence district. There are no requirements in this regard.

2.9 EXISTING SERVICES

The following services are available for connection at the site:

- Electricity (Ausgrid);
- Reticulated water & sewer (Hunter Water Corporation);
- Telecommunications & NBN infrastructure (Telstra, NBN Co) &
- Reticulated Gas (Jemena).

It is anticipated that these can be installed or extended to service the proposed development.

3. STATUTORY PLANNING CONTROLS

This Statement of Environmental Effects is provided in accordance with Part 3, Clause 24 of the Environmental Planning & Assessment Regulation 2021. It is provided to facilitate the assessment of relevant issues in accordance with Part 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act).

This statement is considered to have addressed the relevant impacts relating to matters such as site suitability, existing structures, previous and present uses, heritage, access and traffic, privacy, air and noise, soil and water, energy, and waste, among other impacts.

3.1 STATE ENVIRONMENTAL PLANNING POLICIES

The following section of this report addresses relevant State Environmental Planning Policies (SEPPs) to the development.

3.1.1 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 4 - Koala Habitat Protection 2021

Clause 4.4 – Land to which this Chapter Applies.

The site is within the Maitland Local Government Area (LGA) which is listed in Schedule 2 of SEPP (Biodiversity and Conservation) 2021 and is zoned R1. Accordingly, Chapter 4 of this SEPP applies.

Clause 4.9 – Development assessment process—no approved koala plan of management for land.

The site has a total area of 1,426m^2 which does not exceed the one (1) hectare threshold that triggers Part 4.11 of SEPP – Koala Habitat Protection (2021). Therefore, this part does not apply to the development. There is minimal vegetation located on the site and therefore the proposal is not expected to impact upon any potential koala habitat.

3.1.2 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Chapter 2 - Infrastructure

The proposal is not listed as a type of development in Part 2.3 of the SEPP, nor is it listed in Schedule 3 Traffic-generating development to be referred to Transport for NSW.

Division 5 Electricity transmission or distribution

Subdivision 2 Development likely to affect an electricity transmission or distribution network

Clause 2.48 Determination of development applications – other development

Under this clause of the SEPP, Council is required to give written notice of the development application to Ausgrid, inviting comments about potential safety risks, and consider any response received within 21 days after the notice is given.

3.1.3 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The BASIX SEPP applies to all new residential dwellings, alterations and additions to dwellings with a monetary value of $50,000 or more, and swimming pools of 40,000 litres or more.

The proposal involves two new dwellings with an estimated cost of greater than $50,000 and therefore a BASIX Certificate has been prepared, refer to **Attachment 3**.

The BASIX Certificate sets out the water, thermal comfort and energy commitments required for the dwelling to achieve the target scores. The design of the development has incorporated the nominated commitments in the BASIX Certificate and shown the commitments on the plans submitted for the DA, refer to **Attachment 1**.

3.1.4 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of land

The site is not identified as being within an "investigation area" and is not known to have been used for a purpose listed in Table 1 of the "contaminated land planning guidelines" (Planning NSW Draft ref 2018-01). There is no indication of the site being previously used for potentially contaminating activities. The site is not listed on the EPA Contaminated Land Register. Hence, no further consideration of SEPP (Resilience and Hazards) 2021 is required.

3.2 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The development is subject to the provisions of the Maitland Local Environmental Plan 2011 (MLEP 2011). The MLEP 2011 provides a planning framework for land use and development within the Maitland LGA to facilitate development in an appropriate manner with due consideration for ecologically sustainable principles, minimising impact on neighbourhoods and avoiding adverse social and economic impacts.

The following table (**Table 1**) provides a summary of the proposal's compliance with the provisions of MLEP 2011. Where further consideration is necessary, the relevant clause has been addressed in the section below the table.

Table 1: General compliance with Maitland Local Environmental Plan 2011

Clause	Relevance	Compliance
Part 2 – Permitted or prohibited development		
Clauses 2.1 – 2.9	Yes	The proposal is consistent with the site's R1 zoning through the provision of additional multi dwelling housing to provide a variety of housing types. The proposed development does not include subdivision, demolition, temporary use of land or canal estate development.
Part 3 – Exempt and complying development		
Clauses 3.1 – 3.3	No	This proposal does not entail complying or exempt development.
Part 4 – Principal Development Standards		
Clause 4.1	No	Not applicable. The proposal does not include the subdivision of the land.
Clauses 4.1AA – 4.2	No	Not applicable. The proposal does not include the subdivision of the land.
Clause 4.2A	No	Not applicable. The subject site is zoned R1 General Residential and therefore this clause does not apply.
Clause 4.2B	No	Not applicable. The subject site is zoned R1 General Residential and therefore this clause does not apply.
Clause 4.2C	No	Not applicable. The proposal does not include the subdivision of the land.
Clause 4.3	No	No building heights are identified for the site within the MLEP 2011.
Clauses 4.4 – 4.5	No	No floor space ratios are identified for the site within the MLEP 2011.
Clause 4.6	No	Not applicable.
Part 5 – Miscellaneous Provisions		
Clauses 5.1 – 5.4	No	Not applicable.
Clause 5.5	No	Not adopted.
Clauses 5.6 - 5.9	No	Not applicable.
Clause 5.9AA	No	Repealed.
Clause 5.10	No	Not applicable. There are no heritage items located on or in the vicinity of the site.
Clauses 5.11 – 5.13	No	Not applicable.

Clause	Relevance	Compliance
Clauses 5.14 – 5.15	No	Not adopted.
Clause 5.16	No	Not applicable.
Clauses 5.17 -5.20	No	Not applicable.
Clause 5.21	No	Not applicable.
Clauses 5.22 – 5.25	No	Not adopted.
Part 6 – Urban Release Areas		
Clause 6.1	No	Repealed
Clauses 6.2 – 6.4	No	Not applicable. The subject site does not sit within an Urban Release Area.
Part 7 – Additional Local Provisions		
Clause 7.1	Yes	The subject site is identified as having Class 5 Acid Sulfate Soils conditions. No additional reports are considered necessary for submission due to the low level of classification.
Clause 7.2	Yes	The proposal would result in minor earthworks, which are ancillary to the development. An erosion and sediment control plan has been prepared for the development (refer to **Attachment 2**).
Clause 7.3	No	Repealed.
Clauses 7.4 - 7.8	No	Not applicable.

Part 2 - Permitted or prohibited development

Land Use Table:

Under the MLEP 2011, the subject site is zoned R1 (General Residential), refer to **Figure 5** and the excerpt below.

Zone R1 General Residential

1 Objectives of zone

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

2 Permitted without consent

Home occupations.

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; ***Multi dwelling housing****; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached*

dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

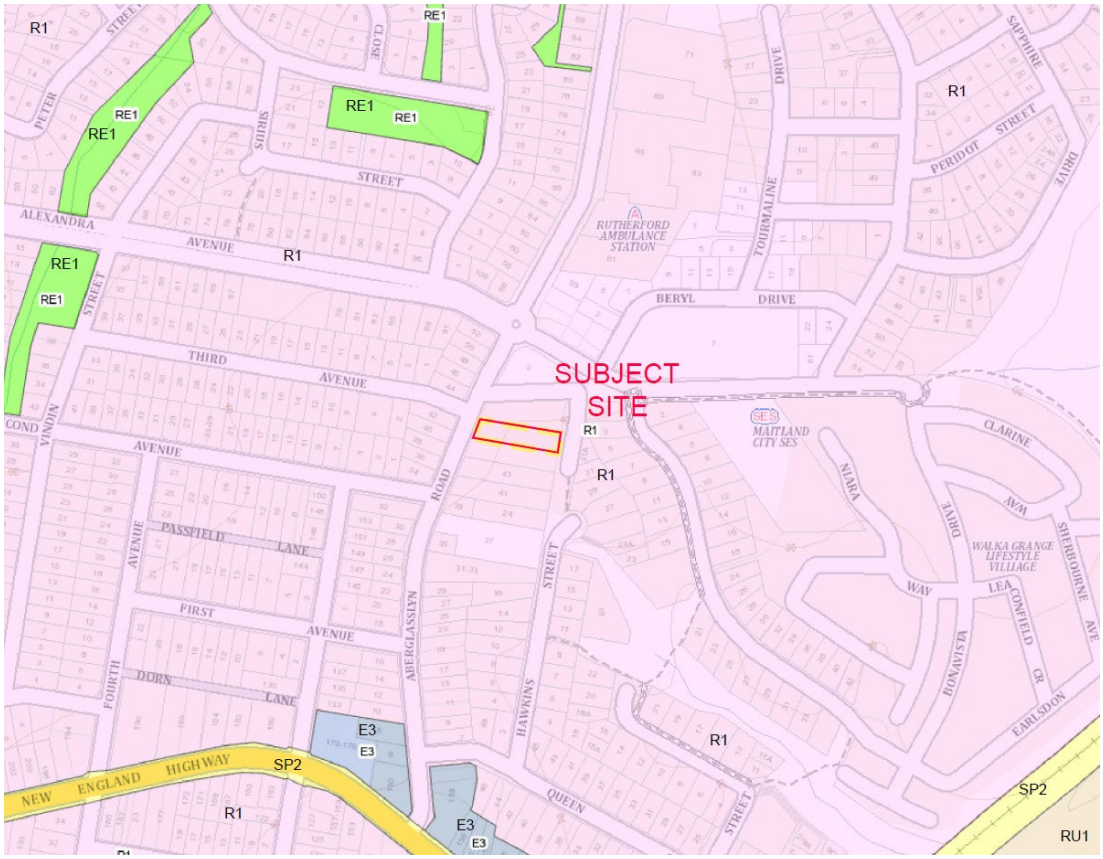


Figure 5: Extract Maitland LEP – Zoning Map, February 2024

Comment: As shown in **Figure 5**, the subject site is zoned R1 (General Residential). The site is nearby the following zones/uses: -

- RE1 Public Recreation within Maitland LGA;
- E3 Productivity Support within the Maitland LGA; and
- SP2 Infrastructure, being the New England Highway.

The proposal is permissible with consent within Zone R1 and meets the objectives by providing for the housing needs of the community within a general residential environment. The proposal, as a result of the design, will accommodate a diversity of housing forms and density that respects the amenity, heritage and character of surrounding development and the quality of the environment.

Part 5 – Miscellaneous Provisions

Heritage

The site is not located in the vicinity of any European heritage items listed in Schedule 5 of MLEP 2011, nor is it located in a Heritage Conservation Area (refer Schedule 5 of MLEP 2011) or a Heritage Precinct identified in MDCP 2011.

An Aboriginal Heritage Management System search (AHIMS) was conducted on 15 February 2024 (refer to **Attachment 8**). There is one recorded Aboriginal site located within a 200m buffer of the subject site in Pumphouse Crescent, however, it is not within the site boundaries. Previous developments in the surrounding area, including residential dwellings in Pumphouse Crescent, have not been impeded by any unexpected finds. It is therefore considered that there will be no impact on any Aboriginal items or sites by the development.

Part 7 – Additional Local Provisions

Acid Sulfate Soil Conditions

The subject site is identified as having Class 5 acid sulfate soil conditions. Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1, 2, 3 or 4 land.

The proposed development would be unlikely to affect potential acid sulfate soils due to the low level of classification. The proposed plans include a cut and fill plan which indicate that the maximum cut height is 0.592m and the maximum fill depth is 0.493m. The approximate total cut is 40.22m^3 and the approximate total fill is 40.39m^3. Therefore, any cut materials on site will be used as part of the required fill material where possible.

3.3 MAITLAND DEVELOPMENT CONTROL PLAN 2011

The Maitland Development Control Plan 2011 (MDCP 2011) provides detailed controls for Council to consider in exercising its environmental assessment and planning functions. Detail regarding the development's compliance with MDCP 2011 can be found within the DCP General Compliance Table (**Table 2**) below.

Table 2: General compliance with Maitland Development Control Plan 2011

DCP Requirement	Relevance	Compliance
Part B – Environmental Guidelines **B.2 – Domestic Stormwater** **4. Performance Criteria**		
4.1 The objectives of this plan may be achieved by compliance with the following criteria: *(1) Retention capacity. For each new dwelling development, the storm water retention capacity is to be in accordance with the BASIX requirements in regard to the designated roof area to be employed for catchment. This means the required roof area catchment shall be adequately served by sufficient downpipes directing flows to the tank and equally sufficient discharge via overflow lines.*	Yes	The roof water from each proposed dwelling will be harvested into new rainwater tanks with any overflow being directed to the proposed and existing pit and pipe network onsite before discharge into the kerb and gutter system in Hawkins Street once constructed. Refer to **Attachment 2** - Stormwater Management Plan.
(2) Location of feed lines. All feed storm water lines shall be of 100mm sewer grade PVC laid wherever possible in the same trench as the sewer lines, (refer fig.4).PVC pipes and components shall be handled and joined in accordance with AS/NZS 2032:2006. *The location of the storm water line in the trench shall be above and offset from the sewer line, (refer fig 4). Where storm water lines are laid in specific trenches, the trenches shall be located away from the foundation/s of the building/s Storm water lines shall have a minimum of 300mm ground cover.* *The trench shall be backfilled around the storm water line with the equivalent aggregate used to encase the sewer line. Storm water lines shall be covered with identification taping The configuration of the charged stormwater line shall be such that the initial flow into the line is directed to the lowest flush point, (refer figs 1 & 3).* *Charged stormwater lines shall be laid so that a flush point is provided at finished ground level at the lowest point of the charged line. This flush point is required in addition to any first flush provided in the lines directed to the tank.* *The purpose of the flush point is to enable simple access to the charged line by the property owner to facilitate periodic draining of the charged line so as to avoid accumulative contamination of the charged line/s. Ideally the flush point should be located where discharge can disperse onto grassed area, gardens or rubble pit. The flush point is to be provided with permanent signage to indicate the purpose of the flush point (refer fig 1).*	Yes	All stormwater lines are a minimum 100mm diameter sewer grade PVC pipe. The trench details and levels for the proposed pipes are shown within the Stormwater Management Plan, refer to **Attachment 2**.
(3) Rain water tanks. On-site rainwater tanks shall be constructed of an approved material. Preference should orientate toward lighter colours for the exterior of the tank where the tank is located above ground. All exposed PVC stormwater lines shall be painted with a U.V resistant paint. The tank shall be located so as not to compromise fire	Yes	The proposed onsite rainwater tanks are above ground and have a minimum 4,500 litre capacity. They will be lighter in colour as required, refer to **Attachment 2** -

DCP Requirement	Relevance	Compliance
separation of buildings or access to the exterior of buildings. *Sub surface detention systems are not acceptable as a method of rainwater storage for the purpose of non-potable domestic use. This means on site storm water detention systems are not to be used for the purpose of BASIX compliance unless the installation of the underground detention is specifically designed as on-site detention and subsequently approved by Council.* *Above ground tank installation should be the preferred method of rainwater storage and shall be provided with an adequate reinforced concrete slab for support or a base in accordance with the tank manufacturer's recommendation.* *Piering below the slab will depend upon site conditions, and may be required.* *The tank manufacturer's recommendations are to be followed where a substrate material is required between the underside of the tank and the concrete slab.* *Bases for supporting tanks shall provide adequate provision to disperse water away from the building and avoid accumulated moisture build up around the tank area.* *Underground tank installation is not acceptable where sufficient fall from the tank overflow to the street or inter-allotment drainage (IAD) infrastructure is not achievable.* *The minimum gradient (fall) from the tank overflow to the discharge point shall be 1:100 measured at the invert at the (underground) tank overflow and the invert of the discharge point. The overflow from (above ground) tanks shall achieve the same fall of 1:100.* *Where overflow lines serve underground tanks, backflow prevention devices are to be provided within the overflow line to deny the re- entry of flood water and vermin. (Refer fig 7).*		Stormwater Management Plan & **Attachment 3** - BASIX Certificate. The tanks will be supported by a concrete slab and installed as per the manufacturer's requirements.
(4) Configuration of stormwater lines. Stormwater lines shall be laid in a configuration that directs the initial flow to the lowest discharge point. All lines shall be laid with fall to the lowest (flush) point. *Stormwater lines laid that are not level or with fall to the flush point will not be acceptable (refer fig 5).* *The overflow line should be of sufficient capacity to permit discharge without overflow from the tank itself occurring.* *Stormwater management plans shall be prepared by the applicant to be lodged with the Development Application. The stormwater management plan shall consist of the following:* *(i) RL's of the kerb, tank location and flush point.* *(ii) A site plan depicting the proposed location of the stormwater lines, the location of the flush point and the proposed location of the rainwater tank. The rainwater tank will be clearly marked as in-ground, above ground, or erected on a tank stand. The tank location should also indicate the proposed location of the weather-proof GPO (general power outlet) and pump*	Yes	The Stormwater Management Plan prepared by Rafeletos Zanuttini Consulting Engineers shows the details of the stormwater pipes including their levels and grades, refer to **Attachment 2**. The RL's for the proposed system are shown as required. The plan shows the proposed location of the stormwater lines, the location of the flush point and the proposed location of the rainwater tanks.
(5) Stormwater lines over Council's nature strip. Stormwater lines laid across the Council nature strip shall be 100mm sewer grade PVC and achieve 300mm cover where possible. Where the line approaches the kerb, a 15 deg fitting shall be provided to enable the line to maintain the	No	The proposal includes a future stormwater line over Council's nature strip in Hawkins Street, once the kerb and gutter is installed.

DCP Requirement	Relevance	Compliance
required coverage and angle up towards the kerb outlet fitting. The kerb outlet fitting shall be a pre-cast alloy or aluminium fitting with the rear (footpath side) of the fitting adequately concreted around the connection. (Refer fig 6). The kerb fitting should be either cut as low into the kerb as possible to provide maximum concrete cover, or neatly flush with the top of the kerb with no concrete cover.		
(6) Stormwater generated from hardstand areas. Stormwater that is generated from overland flow and hardstand areas such as driveways, shall be directed to the tank overflow line to discharge to the street, rubble drain or IAD pit as applicable. This stormwater drainage is acceptable in 90mm PVC but must not inter-connect with any line directed to the rainwater storage. This means that any overland flows intercepted by grates, spoon drains and the like must discharge directly through overflow lines and not be permitted to enter the tank storage. It is recommended that this line be independent of all stormwater lines interconnected to the tank feed/discharge.	Yes	Stormwater from hardstand areas, including the driveway will be directed to the pit and pipe network as shown on the Stormwater Management Plan, refer to **Attachment 3**.
(7) Mosquitoes. Adequate provision shall be made to ensure all stored rainwater in charged lines and the tank/s is protected from mosquito infestation and subsequent breeding.	Yes	All stored rainwater will have adequate protection from mosquitos as required.
B.6 – Waste Not – Site Waste Minimisation & Management		
1.1 Documents to be Submitted *All applications relating to residential developments, as well as commercial and industrial premises are to include a Site Waste Minimisation and Management Plan (SWMMP) as part of documentation submitted to Council. The development plans should also clearly indicate the location of waste management facilities, including recycling bins and the like.*	Yes	A Site Waste Management and Minimisation Plan has been included with this application, refer to **Attachment 9**. The proposed plans indicate there is ample room behind the front building lines of each dwelling for the storage of waste bins. There is adequate street frontage suitable for the presentation of six bins on Council collection days.
a) Site Waste Minimisation and Management Plans (SWMMP) *A SWMMP outlines measures to minimise and manage waste generated during demolition and construction processes, as well as the ongoing use of the site.* *The SWMMP is to nominate the following:* • *The volume and type of waste and recyclables to be generated.* • *The storage and treatment of waste and recyclables on site.* • *The disposal of residual waste and recyclables.* • *The operational procedures for ongoing waste management once the development is completed, including the nominated waste management service provider.*	Yes	The Site Waste Management and Minimisation Plan included with this application, refer to **Attachment 9**, nominates the volume and type of waste generated by the construction and ongoing usage of the proposed development. The plan includes the nominated disposal method for each waste type and the ongoing procedures for operational waste management once the development is completed.
b) Submission of a SWMMP *A SWMMP is to be submitted for all types of development listed within this policy. Council's document titled 'Site Waste Management and Minimisation Plan' Standard Form provides the necessary information and examples of SWMPs.* *More detailed SWMMPs are required for projects of a larger scale, with additional supporting information required.*	Yes	A Site Waste Management and Minimisation Plan that provides the required information has been included with this application, refer to **Attachment 9**.

<table>
<tr><th>DCP Requirement</th><th>Relevance</th><th>Compliance</th></tr>
<tr><td>The SWMMP is to be submitted with the documentation relating to Development Applications, in order to be considered in the assessment under Section 4.15 of the Act.</td><td></td><td></td></tr>
<tr><td>1.2 Implementing the SWMMP

When implementing the SWMMP, the applicant must ensure:

• Roads, footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind.

• Any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997 and relevant Regulations.

• Waste is only transported to a place that can lawfully be used as a waste facility, and by contractors who are aware of the legal requirements of the disposal of waste.

• Generation, storage, treatment and disposal of hazardous, offensive or special waste (including asbestos) is conducted in accordance with relevant waste legislation and relevant agencies.

• Evidence such as weighbridge dockets and invoices for waste disposal or recycling services is retained.

• Evidence of compliance with any specific industrial waste laws and protocols, such as the Protection of the Environment Operations Act 1997 and relevant Regulations.

• Materials which are to be disposed of and those which are to be reused/ recycled are to be separated through the demolition and construction process.

• Materials that have existing reuse or recycling markets should not be disposed of in landfill when possible.</td><td>Yes</td><td>Any materials moved offsite will be by licensed contractors to a suitable waste facility in accordance with the relevant regulations.

It is not expected that any hazardous waste will be encountered.

All waste will be separated during the construction phase into appropriate areas for disposal, recycling or re-use as shown on the proposed plans.

Where possible, any materials that are able to be re-used or recycled will not be disposed of in landfill.</td></tr>
<tr><td>1.3 Waste/Recycling Generation Rates

The following waste generation rates shall apply:

<table>
<tr><th>Type of Premise</th><th>Waste Generation</th><th>Recycling Generation</th></tr>
<tr><td>Backpackers accommodation</td><td>40L/occupant/week</td><td>20 litres/occupant/week</td></tr>
<tr><td>Boarding house, Guest house</td><td>60L/occupant/week</td><td>20 litres/occupant/week</td></tr>
<tr><td>Food Premises</td><td></td><td></td></tr>
<tr><td>Butcher</td><td>80L/100m² floor area/day</td><td>Discretionary</td></tr>
<tr><td>Delicatessen</td><td>80L/100m² floor area/day</td><td>Discretionary</td></tr>
<tr><td>Fish Shop</td><td>80L/100m² floor area/day</td><td>Discretionary</td></tr>
<tr><td>Greengrocer</td><td>240L/100m² floor area/day</td><td>120/100m² floor area/day</td></tr>
<tr><td>Restaurant</td><td>10L/1.5m² floor area/day</td><td>2L/1.5m² floor area/day</td></tr>
<tr><td>Supermarket</td><td>240L/100m² floor area/day</td><td>240 L/100m² floor area/day</td></tr>
<tr><td>Takeaway</td><td>80L/100m² floor area/day</td><td>Discretionary</td></tr>
<tr><td>Hairdressers, Beauty Salon</td><td>60L/100m² floor area/week</td><td>Discretionary</td></tr>
<tr><td>Hotel</td><td>5L/bed/day
50L/100m²/bar area/day
10L/1.5m²/of dining area/day</td><td>50L / 100m² floor area / bar & dining areas / day</td></tr>
<tr><td>Offices</td><td>10L / 100m² floor area / day</td><td>10L / 100m² floor area / day</td></tr>
<tr><td>Retail (other than food sales)
Shop < 100m² floor area
Shop > 100m² floor area</td><td>
50L/100m² floor area/day
50L/100m² floor area/day</td><td>
25L/100m² floor area/day
50L/100m² floor area/day</td></tr>
<tr><td>Showrooms</td><td>40L/100m² floor area/day</td><td>10L/100m² floor area/day</td></tr>
</table>
</td><td>No</td><td>Not applicable. Residential accommodation is not listed within this table.</td></tr>
<tr><td>2.1 Demolition of Buildings or Structures

a. An area shall be allocated for the storage of materials for use, recycling and disposal, giving consideration to slope, drainage, location of waterways, stormwater</td><td>No</td><td>Not applicable. The proposal does not include the demolition of any buildings or structures.</td></tr>
</table>

DCP Requirement	Relevance	Compliance
outlets, vegetation and access and handling requirements. *b. Waste and recycling materials are to be separated.* *c. Measures are to be implemented to prevent damage, minimise health and order risks, and windborne litter.*		
3.1 Construction of Buildings or Structures *a. An area shall be allocated for the storage of materials for use, recycling and disposal, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements. Signage is to be incorporated into this area in order for the clear definition of the space.* *b. Waste and recycling materials are to be separated. Signage shall clearly indicate which bins or disposal units are for waste and those for recycling.* *c. Measures are to be implemented to prevent health and odour risks, and windborne litter.* *d. The use of prefabricated components and recycled materials should be considered when possible.*	Yes	All waste will be separated during the construction phase into appropriate, screened areas for disposal, recycling or re-use, refer to **Attachment 1**. Where possible, prefabricated and recycled materials have been included in the construction.
4. Operational Phase *4.1 Residential Development* *a) Single dwellings, alterations and/or additions, ancillary structures* *a. The location of the waste and recycling areas is to not create any adverse impact on neighbouring properties in terms of appearance, odour, noise or the like.*	No	Not applicable. The development is for multi-dwelling residential housing, not a single dwelling.
b) Dual Occupancy and Multi Dwelling Housing – Individual Storage Areas *a. The location of the waste and recycling areas is to not create any adverse impact on neighbouring properties in terms of appearance, odour, noise or the like.* *b. Details of individual bin storage and servicing/collection locations are to be provided*	Yes	There is ample space behind each dwelling's front building line for bin storage to minimise the impact on neighbouring properties and allow for ease of access for residents. On bin collection day, there is suitable frontage for the presentation of six bins.
c) Dual Occupancy, Multi Dwelling Housing and Residential Flat Buildings – *Communal Storage Areas* *a. The waste area should provide separate containers for the separation of general waste from recyclables.* *b. There is to be reasonable level of access to waste and recycling area/s or room/s for people including people with a disability* *c. The location of any garbage chute(s)* *d. Communal storage area/s or room/s is to be provided on common property in order to allow for the management of the area by the body corporate.* *e. Consideration shall be given to the incorporation of a bulky waste storage area within the communal storage area/s or room/s.* *f. Servicing plan including frequency and servicing location is to be provided.*	No	Not applicable. The proposal will result in three dwellings on the site, each with adequate storage for their own bins. No communal garbage storage area or garbage chutes are proposed.

DCP Requirement	Relevance	Compliance
B.7 – Environmentally Sensitive Land		
1.2 Application of section *This plan section applies to land that is any or all of the following:* • *Within 40m of the top of the bank of a watercourse that is a 3rd or 4th order stream based on the Strahler method* • *Within 40m of the top of the bank of a watercourse identified as 'Watercourse land' on the Maitland LEP Watercourse Map* • *Vegetated Riparian Zone, as defined by NRAR's "guidelines for controlled activities on waterfront land"*	No	Not applicable.
Part C – Design Guidelines **C.4 – Heritage Conservation**		
The content and range of issues to be addressed in a development application will depend on the heritage significance of the site and the impact the proposed development is likely to have. As a general rule, the greater the significance of the item or the potential impacts of the proposal, the more detail should be provided.	No	Not applicable. The subject site does not contain any item of heritage value, nor is it located within a heritage conservation area.
C.8 - Residential Design **2. Site Analysis & Site Context**		
2.1 Site Analysis *a. 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).*	Yes	A Site Analysis Plan has been included within the Development Plans (refer to Sheet 2 in **Attachment 1**). This supplements the written Site Analysis undertaken within Section 2.0 of this report and has informed the design of the development.
2.2 Context Analysis *a. A 'Context Analysis' will be required for all residential development with the exception of a single detached dwelling. The context analysis shall describe the character of existing development in the vicinity of the site in order to understand the streetscape and pattern/form of development. This may be provided in the form of scaled sketches of streetscape elevations or photo compilation. Site context is predominantly a function of:* • *Proximity of the site to urban support facilities such as schools, shopping centres, transport nodes.* • *The height, size, bulk and scale of development.* • *The architectural treatment or style of buildings eg. Victorian, Federation, Art Deco, Contemporary etc.* • *Roof proportion relative to external walls and whether the roof contains dormers, gables or other roof features such as chimneys etc.* • *Predominant building materials and colours.* • *The proportioning and position of door and window openings relative to wall area.* • *The spaces which exist between buildings.* • *The predominant street setbacks.* • *The type, scale and location of landscape elements.* • *Fencing locations, height and materials and the presence of retaining walls.*	Yes	The adjoining site to the north of the proposed development contains ten multi-dwelling residential units and thus the proposal complements the existing residential streetscape. The landscaping incorporates appropriate plantings in the front setback to reduce the visual impact of the building bulk and scale. The materials and colours schedule (refer to **Attachment 10**) demonstrates that the development will not dominate the street and will complement the existing streetscape. The subject site is within 800m of the Rutherford Shopping Centre which includes major grocery stores, speciality shops and services. Bus routes 179, 180, 181 and 182 with a bus stop in Aberglasslyn Road adjacent to the subject site, provides links around Aberglasslyn to and from Thornton, Greenhills Shopping Centre, Maitland Train

DCP Requirement	Relevance	Compliance
• *Treatment of footpath areas in front of a development – paving, tree planting etc.* *b. In considering site selection for residential development that will contain more than two dwellings, the site context analysis shall demonstrate that the subject land is within convenient walking distance (not exceeding 400 metres) of the following facilities:* • *Land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core or B4 Mixed Use under the Maitland LEP 2011; or* • *A school catering for primary and/or secondary students; or* • *A key transport node – railway station.* *c. The design plans and the Statement of Environmental Effects shall demonstrate that the 'site analysis plan' and the 'site context analysis' have been taken into account in producing a design solution which mitigates against potential negative impacts and integrates appropriately with the streetscape.*		Station, Metford TAFE and connecting bus routes. The subject site is approximately 1.1km from Rutherford High School.
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).	Yes	A Bulk Earthworks Plan has been prepared and is included within the proposed plans (refer to Sheet 3 in **Attachment 1**). The plans detail the existing and proposed levels on the site and includes the proposed finished surface and floor levels for the development. The plan also shows existing ground levels adjoining the perimeter boundaries of the site as required.
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).	Yes	Retaining walls are proposed as shown on Sheet 3 of **Attachment 1**. The retaining walls do not require a greater fill than the maximum allowable within this control of 600mm.
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).	Yes	Retaining walls are proposed as shown on Sheet 2 of **Attachment 1**. The proposed retaining walls do not exceed the maximum extent of cut allowable within this control of 900mm.
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.	Yes	Noted.
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.	Yes	Retaining walls are proposed as shown on Sheet 2 of **Attachment 1**. Construction details, including the provision of subsoil drains to the rear of the retaining walls, will be provided at Construction Certificate stage.

DCP Requirement	Relevance	Compliance
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.	Yes	The proposed Stormwater Management Plan ensures that stormwater and surface runoff from the proposal will not cause, an increase in, or cause nuisance to neighbouring properties. Refer to **Attachment 2**.
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.	No	Not applicable. No cut/fill batters are required.
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.	No	Not applicable. The only excavations are for the proposed dwellings' pads and the site grading as shown on the Cut/Fill Plan (refer to Sheet 3 in **Attachment 1**).
4.9 All excavations shall be protected in accordance with the requirements of the NSW WorkCover Authority.	No	Not applicable. The only excavations are for the proposed dwellings' pads and the site grading as shown on the Cut/Fill Plan (refer to **Attachment 1**).
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. *Note: All drainage works associated with retaining walls must be located within property boundaries.*	No	Not applicable. The subject site is not burdened by any easements, refer to **Attachment 11** – Title Search.
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.	Yes	Proposed Unit 1, which is the closest unit to Aberglasslyn Road, has a minimum front road setback of 6.02m to its front building line. Therefore, the development complies with the minimum front setback requirement of 4.5m.
5.2 The minimum setback from the principal street frontage to articulation or entry features (ie. 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'.	Yes	Proposed Unit 1, which is the closest unit to Aberglasslyn Road, has a patio which extends into the front setback by 0.645m, hence with a front setback of 5.375m. Therefore, the development complies with the minimum 3m front setback for entry features.
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.	No	Not applicable. The subject site is not a corner lot.
5.4 Where an allotment is located on a corner in an urban residential zone, and attached dwellings, semi-detached	No	Not applicable. The subject site is not a corner lot.

<table>
<tr><th>DCP Requirement</th><th>Relevance</th><th>Compliance</th></tr>
<tr><td>dwellings or dual occupancies are proposed, the minimum setback to the secondary street frontage is 3.0 metres.</td><td></td><td></td></tr>
<tr><td>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.</td><td>No</td><td>Not applicable. The geometry of the lot on the street frontage is not irregular.</td></tr>
<tr><td>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.

Note: for sheds and other structures that do not address a street frontage and are not being used for vehicular access or storage, standard setbacks apply.</td><td>Yes</td><td>The proposed carports are setback from the front building line, and do not address the street frontage. They are, therefore, compliant with this control.</td></tr>
<tr><td>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. Designers should consult Part E.2: Heritage Conservation Areas to determine setbacks in heritage conservation areas.</td><td>Yes</td><td>The proposed units are setback a minimum of 6.02m from Aberglasslyn Road.

The existing dwelling on the southern side of the subject site is setback approximately 3.3m from the Aberglasslyn Road boundary.

The existing dwelling on the northern side of the subject site is setback approximately 13.3m from the Aberglasslyn Road boundary.

Compliance with this control is therefore achieved with the proposed building setback being within the adjoining dwellings' setbacks.</td></tr>
<tr><td>5.8 Building line setbacks for other zones are detailed in Table 1.

<table><tr><th>Zone</th><th>Principal Frontage (metres)</th><th>Side Street for corner lots (metres)</th></tr><tr><td>RU1 Primary Production and RU2 Rural Landscape</td><td>20</td><td>15</td></tr><tr><td>R5 Large Lot Residential (Lot size ≤5000m²)</td><td>10</td><td>6</td></tr><tr><td>R5 Large Lot Residential (Lot size >5000m²)</td><td>20</td><td>10</td></tr><tr><td>C4 Environmental Living</td><td>20</td><td>10</td></tr></table>
Note: Street setbacks in other zones shall be determined on merit having regard to the pattern of setbacks common to the area surrounding the site provided such setbacks are in accordance with the provisions of the Building Code of Australia.</td><td>No</td><td>Not applicable. The subject site is zoned as R1 – General Residential.</td></tr>
<tr><td colspan="3">6. Side and Rear Setbacks</td></tr>
<tr><td>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);</td><td>Yes</td><td>Both units are single storey with a wall height of less than 3m to the underside of the eaves. Proposed Unit 1 has a minimum side setback of 1.306m and proposed Unit 2 has a minimum side setback of 1.315m.</td></tr>
</table>

<table>
<tr><th>DCP Requirement</th><th>Relevance</th><th>Compliance</th></tr>
<tr><td>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.</td><td></td><td>The existing dwelling is single storey and has minimum side setbacks of 1.4m and 1.19, with a rear setback of 4.46m.

Both units are in excess of 40m from the rear boundary, which complies with this control.</td></tr>
<tr><td>6.2 Walls of buildings within urban zones may be built to the side and/or rear boundaries only where:

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 50per 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.

<table><tr><th>Zone</th><th>Side Boundary (metres)</th><th>Rear Boundary (metres)</th></tr><tr><td>RU1 Primary Production and RU2 Rural Landscape</td><td>10</td><td>10</td></tr><tr><td>R5 Large Lot Residential (Lot size ≤5000m²)</td><td>4</td><td>4</td></tr><tr><td>R5 Large Lot Residential (Lot size >5000m²)</td><td>6</td><td>6</td></tr><tr><td>C4 Environmental Living</td><td>6</td><td>6</td></tr></table>
Note: Some 'site specific' chapters may require greater or lesser setbacks to side and rear boundaries for reasons relating to bushfire management, preservation of vegetation, visual or privacy impacts etc. In such circumstances those setbacks required in the site specific chapter will apply in lieu of those detailed in this table.</td><td>No</td><td>Not applicable. There is no proposed building to the boundary.</td></tr>
<tr><td colspan="3">7. Site Coverage and Unbuilt Areas</td></tr>
<tr><td>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.

<table><tr><th>Housing Type</th><th>Maximum Site Coverage Ground Floor (%) (See Note 1)</th><th>Minimum Unbuilt Area (%) (See Note 2)</th></tr><tr><td>Dwelling House</td><td>60</td><td>40</td></tr><tr><td>Small Lot Housing</td><td>60</td><td>40</td></tr><tr><td>Dual Occupancy (2 units)</td><td>60</td><td>40</td></tr><tr><td>Multi Dwelling Housing (3 or more dwellings)</td><td>70</td><td>30</td></tr><tr><td>Residential Flat Buildings</td><td>70</td><td>30</td></tr></table></td><td>Yes</td><td>The site coverage, including existing and proposed driveway is 736.5m², with an overall site area of 1,426m². This provides a site coverage of 52%, which is under the maximum allowable of 70% or 998.2m².</td></tr>
<tr><td>7.2 Development shall have site coverage appropriate for the site's capability and form of development and site coverage</td><td>Yes</td><td>The proposed site coverage of 52% is suitable for the subject site and overall development. It allows for ample areas of</td></tr>
</table>

<table>
<tr><th>DCP Requirement</th><th>Relevance</th><th>Compliance</th></tr>
<tr><td>shall be consistent with the desired future density for the locality.</td><td></td><td>private open space, along with landscaping and driveway to access the dwellings.</td></tr>
<tr><td colspan="3">8. Building Height, Bulk and Scale</td></tr>
<tr><td>8.1 Maximum building height shall be in accordance with Table 4.
<table>
<tr><th>Housing Type</th><th>Zone</th><th>Max Height (metres)</th></tr>
<tr><td>Dwelling</td><td>Any zone</td><td>8.5</td></tr>
<tr><td>Dual occupancy (2 dwellings)</td><td>R1 General Residential
Business zones</td><td>8.5
11</td></tr>
<tr><td>Semi-detached housing</td><td>R1 General Residential
Business zones</td><td>8.5
11</td></tr>
<tr><td>Multi Dwelling Housing (3 or more</td><td>R1 General Residential
Business zones</td><td>8.5
11</td></tr>
<tr><td>Residential flat building</td><td>R1 General Residential
Business zones</td><td>11
14</td></tr>
</table></td><td>Yes</td><td>The proposal is for a multi-dwelling development within an R1 zone, therefore the maximum building height under this control is 8.5m.

Proposed Unit 1 is single-storey and has a maximum building height of 4.697m.

Proposed Unit 2 is single-storey and has a maximum building height of 4.659m.

The existing dwelling is single storey with a maximum height of 5.85m.

Compliance with this control is therefore achieved.</td></tr>
<tr><td>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.</td><td>Yes</td><td>The application is supported by Design Plans prepared by McDonald Jones Homes (refer to Attachment 1). The plans include;

• a scaled and dimensioned Site Plan;
• a Cut/Fill Plan which shows pre and post development levels and proposed finished floor levels of each unit;
• floor plans for each unit type; and
• building elevations for each unit type.

Compliance with this control is achieved.</td></tr>
<tr><td colspan="3">9. External Appearance</td></tr>
<tr><td>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</td><td>Yes</td><td>During the design phase, consideration to the existing surrounding development was given so as to provide a development which is sympathetic to the environment in which it sits.

The Materials and Colours Schedule (refer to Attachment 10) provide details of the usage of non-dominant colours and use of materials and articulation to provide interest to the front facade.

The landscaping along the Aberglasslyn Road frontage softens the frontage of the development and provides both privacy for the residents and a pleasing visual aspect from Aberglasslyn Road.

The entire development has been designed to complement the existing development in</td></tr>
</table>

DCP Requirement	Relevance	Compliance
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.* *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.*		the area, including the existing dwelling on the site, and not compete with it. The subject site is not within a heritage conservation area and is not identified as being of heritage significance.
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.	Yes	Each of the two proposed units have an attached single carport, which have been designed to provide the required car parking allocation without dominating the front façade of each unit. The carports will not be visible from Aberglasslyn Road. An additional visitor parking space is also provided. The existing dwelling is serviced by an attached double garage.

DCP Requirement	Relevance	Compliance
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.	No	Not applicable. There are no garages or carports proposed that are forward of the front building line of the units.
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 7.5metres);* *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.*	No	Not applicable. There are no garages or carports proposed which address the Aberglasslyn Road frontage.
10. Open Space		
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*	Yes	Both units are provided with a ground level private open space area, with their principal private open space area a minimum of 25m^2 as required in accordance with Figure 20 of MDCP 2011. The units are within the Optimum Orientation Areas, as per Figure 20. These areas are provided directly from a living or dining area of each dwelling, have a minimum dimension of 3m and maximum crossfall of 2%. Details for each unit, including the landscaping of the open space, are shown on the proposed plans, refer to

DCP Requirement	Relevance	Compliance
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.*		**Attachment 1** and Landscape Plan, refer to **Attachment 4**. With the exception of Unit 1, no POS is proposed within the front setback of the units. To enable the provision of optimum solar access for the POS of Unit 1, the area has been orientated to the north-west of the unit. There will be 1.2m high timber fencing and additional landscaping provided to ensure privacy to the future occupants, delineate between public and private areas and ensure a high quality streetscape presentation of the development. The existing dwelling is provided with a ground level private open space area, with the principal private open space area a minimum of 25m^2 as required. The dwelling is within the Optimum Orientation Areas, as per Figure 20. This area is provided directly from a living or dining area of the dwelling, have a minimum dimension of 3m and maximum crossfall of 2%.
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 per dwelling serviced.* *Note: Additional balconies etc are permitted but cannot be taken into account as POS unless meeting the minimum criteria specified above.*	No	Not applicable. All provided POS is at ground level.
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).*	No	Not applicable. The development will result in three dwellings on the site.

DCP Requirement	Relevance	Compliance
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.*	No	Not applicable.
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 thel laneway.* *c. Pedestrian access to dwellings located to the rear of the site shall be contained within a corridor not less than 2.4mwide.* *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.*	No	Not applicable. The subject site does have its rear boundary adjoining the unformed Hawkins Street; however there is dwelling located at the rear of the site and access from Hawkins Street is not proposed as part of the development.

DCP Requirement	Relevance	Compliance
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. **TOTAL NO. OF DWELLINGS** / **NUMBER OF ADAPTABLE DWELLINGS TO BE PROVIDED** Between 0 and 9 inclusive — Nil Between 10 and 15 — 1 dwelling Between 16 and 24 — 2 dwellings Between 25 and 39 — 3 dwellings 40 or more — 10% of total dwellings	No	Not applicable. There will be three dwellings on the site, therefore no adaptive dwellings are required.
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.	Yes	The proposed development is supported by a Landscape Plan, refer to **Attachment 4**.
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.*	Yes	The landscape design includes the use of advanced species to ensure the completed built form is softened by landscaping. The landscaping allows for casual surveillance of the street from each unit without impacting on the residents' privacy. Adequate lighting will be provided along the driveway of the development. The lighting will be in accordance with the relevant Australian Standards. Landscaping along the Aberglasslyn Road frontage includes the use of mature trees and hedges to ensure a visually pleasing outcome from the public domain. The plantings will be adequately mulched as required. Turfed areas will be provided as shown on the Landscape Plan, along with the concrete driveway. Where required, brick edging will be laid around gardens and landscaping.

DCP Requirement	Relevance	Compliance
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.*	Yes	Each unit has been provided with sufficient private open space as shown on the proposed plans, refer to **Attachment 1**. Paved alfresco areas are provided for each unit in the rear courtyards. Areas have been included to provide outdoor drying areas. Details of the front timber fence and inter-unit colorbond fencing have also been included on the Landscape Plan, refer to **Attachment 4.**
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.	Yes	Landscaping along the Aberglasslyn Road frontage includes the use of mature trees and hedges to complement the timber fencing and provide a visually pleasing aspect from the public street and footpath. Internally, the landscaping will contribute to softening the built form of the development.
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.	Yes	The landscaping has taken into account the proposed stormwater management scheme and has integrated features into its design, such as placing larger shrubs and trees away from drainage pipes and allowing for adequate areas of lawn to deal with surface runoff.
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*	Yes	A Fencing Plan has been included as part of the Landscape Plan in **Attachment 4**. It shows the location, height and materials proposed for the front, side and inter-unit fencing. The fencing will be timber lap and capped of between 1.2m and 1.8m high.
14.2 For all forms of residential development, with the exception of a single dwellinghouse, sheet metal fencing shall not be permitted where it forms a boundary with a street, or communal area within a development	Yes	No sheet metal fencing is proposed along the Aberglasslyn Road boundary, rather a 1.2m high timber fence is proposed.
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.	Yes	It is proposed that the inter-unit fencing is constructed of 1.8m high timber lap and capped fencing to ensure the privacy of all residents.

DCP Requirement	Relevance	Compliance
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.	No	Not applicable.
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).	Yes	The proposed front fence is a timber lap and capped fence which sits more than 900mm from the front boundary line as required. It allows for privacy and security of the residents within the proposed development. It will be 1200mm in height and will be less intrusive on the front streetscape than those developments already along Aberglasslyn Road, particularly that at No. 49 Aberglasslyn Road being Belview Court which is a ten unit multi-dwelling development.
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)).	Yes	The proposed side fences are timber lapped and capped fences as shown on the Landscape Plan, refer to **Attachment 4**. They will be 1800mm in height and be less intrusive on the front streetscape than the development at No.49 Aberglasslyn Road.
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 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.	Yes	The proposed front timber fence is for the purpose of delineating between the public and private space of the development and to contain the private open space within the private boundaries of the development. Approximately half of the front fence will be used to contain Unit 1's private open space area. This will assist in providing an acoustic barrier from the road noise along the street frontage and privacy to the future residents. There is more visually prominent fencing to other developments along Aberglasslyn Road, including that at No.49, which offers no transparency or landscaping to soften the visual impact of the built form. Therefore, proposed fencing is considered satisfactory.
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.	Yes	The proposed front timber lapped and capped fencing is 1.2m in height and is softened by landscaping along the Aberglasslyn Road frontage. Therefore, it is compliant with the controls.
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 (1.2metres);*	No	Not applicable.

DCP Requirement	Relevance	Compliance
• *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.*		
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.	Yes	The existing driveway from Aberglasslyn Road is located within 900mm of the southern side boundary. This was approved as part of the DA for the existing dwelling on-site and is considered to provide safe access and egress to the site with adequate sightlines in both directions. The driveway entrance will be suitably landscaped with species that have been sited and chosen so as not to impact on the sightlines along the public road or footpath, refer to Landscape Plan in **Attachment 4.**
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).	Yes	The existing driveway is 3m wide and hence complies with the minimum width of 2.7m and has been provided with suitable landscaping between the driveway and units as required.
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.	Yes	Landscaping has been provided along the driveway and manoeuvring areas to lessen the expanse of hard paving and visual impacts of the driveway.
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.	Yes	Whilst the internal driveway is approximately 50m long, appropriate articulation of the proposed units and existing dwelling, and landscaping adjacent to the driveway has been incorporated into the development to lessen the visual impact of the hardstand areas.
15.5 Driveways within a site shall be at a maximum grade of 4:1 (H:V)	Yes	The internal driveway has a maximum grade of 1:10 (H:V) and is therefore compliant.
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.	Yes	The existing driveway from the public road, across the public footpath area has been designed and constructed in accordance with Council's Manual of Engineering Standards.
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	Yes	The driveway crossing across the public footpath is approximately 4.6m wide, which complies with this control. There are no proposed amendments to this arrangement.
15.8 Driveways across the footway shall be sited to avoid street trees, kerb inlet pits and other services such as light/powerpoles.	Yes	The existing driveway has been sited to avoid the existing street trees and services along the road frontage.

DCP Requirement	Relevance	Compliance
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.	Yes	As shown on the Site Plan (refer to **Attachment 1**), there is adequate vehicle manoeuvring available on the site and for entry and exit to 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.	Yes	The proposed fencing, landscaping and signage will provide clearly distinguishable points of entry for both vehicles and pedestrians to the site.
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).	No	Not applicable. The subject site is not bushfire prone land.
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.	Yes	No car parking or vehicle manoeuvring areas are located within the front building line setback area.
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.*	Yes	The proposal consists of 2 x 2-bedroom units; therefore, one car parking space per unit and one visitor car parking space is required. The proposal offers an attached single carport to each unit for parking, along with a single visitor car parking space. The existing dwelling is serviced by a double attached garage. Therefore, the proposal is compliant.
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.	Yes	All off-street car parking spaces for the proposed dwellings are covered as an attached carport, with internal access to each unit provided. The existing dwelling has a double attached garage.
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.	Yes	The visitor parking space is freely accessible at all times and not behind security gates or within a basement parking area.
15.16 The minimum dimensions for car parking bays and aisles shall be in accordance with Figure 24.	No	Not applicable. The proposal is not for a car parking area.
15.17 Garages should comprise minimum dimensions in accordance with Figure 25.	No	Not applicable. No garages are proposed.
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.	No	Not applicable. The proposed carports do not directly address the street frontage.
15.19 Developments comprising three (3) or more dwellings may have one (1) dwelling only with a garage/carport	No	Not applicable. The proposed carports do not directly address the street frontage.

DCP Requirement	Relevance	Compliance
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.	No	Not applicable. No stacked or tandem parking is proposed.
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.*	No	Not applicable. No adaptable dwellings are required.
16. Views, and Visual and Acoustic 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*	Yes	Both units are single-storey and will be provided with a 1.8m high timber fence to delineate each unit's yard space and curtilage. There are minimal windows or doors located on the elevations of units which face each other. Landscaping is also proposed in the rear yards to provide additional visual privacy to the units.

DCP Requirement	Relevance	Compliance
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.	No	Not applicable. Design and screening techniques have been used.
16.3 Site layout shall separate active recreational areas, shared parking areas and driveways, and service equipment areas away from bedroom areas of dwellings.	Yes	The units have their bedrooms orientated to the private open space of the site, located away from the driveway and parking areas as required. The existing dwelling has its bedrooms orientated away from the driveway and parking areas on the site.
16.4 Mechanical plant or equipment (eg. Air conditioning units) shall be designed and located to minimise noise nuisance.	Yes	All mechanical plant or equipment is located in areas to minimise noise and nuisance. Each unit has its own air conditioning unit located at the side of each unit, near the carports.
16.5 Shared walls and floors between dwellings shall be constructed to reduce noise transmission in accordance with the Building Code of Australia.	No	Not applicable.
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).	Yes	Both proposed units and the existing dwelling have their indoor and outdoor living spaces orientated to the north or north-east as required for optimum orientation.
17.2 To the fullest extent possible, buildings should be insulated.	Yes	The proposed units have been designed and insulated in accordance with the provided BASIX Certificate, refer to **Attachment 3**.
17.3 Buildings should include adequate thermal mass and windows located, sized and shaded to facilitate thermal performance.	Yes	Each proposed unit has been provided with adequate thermal mass. Windows have been located, sized and shaded to facilitate thermal performance, refer to **Attachments 1 and 3**.
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.	Yes	Windows orientated to the west have generally been avoided, however, where required, have been shaded to improve thermal comfort.
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.	Yes	The proposed units both have a north facing roof upon which a solar hot water or collector could be installed in the future.
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).	Yes	The proposed units all have the opportunity for natural ventilation through the building and are within the desirable depth range of 10-14m for cross ventilation.
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	Yes	The proposed units are single storey and have a minimum separation distance of

DCP Requirement	Relevance	Compliance
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.		2.42m. Proposed Unit 2 is separated from the existing dwelling by a minimum of 10m. It is not considered that further solar study is required for this one-storey development.
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.*	No	Not applicable.
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.	Yes	A Stormwater Management Plan has been prepared by Rafeletos Zanuttini Consulting Engineers, refer to **Attachment 2**. The plan includes details of onsite detention for stormwater and has been designed in accordance with Council's Manual of Engineering Standards.
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.	Yes	A detailed erosion and sediment control plan has been included within the proposed plans, refer to **Attachment 1**.
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	Yes	The expected runoff from the development will be to the existing stormwater line within

DCP Requirement	Relevance	Compliance
should be gravity-drained. Pumping of stormwater is not permitted.		an easement adjacent to the rear of the subject site, refer to **Attachment 2**.
18.4 The development site must be provided with an overland flowpath for the major storm event (1% AEP).	Yes	Overland flow paths are shown on the Stormwater Management Plan, refer to **Attachment 2**.
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.	Yes	A Stormwater Management Plan has been prepared by Rafeletos Zanuttini Consulting Engineers, refer to **Attachment 2**. The plan includes details of onsite detention for stormwater and includes detention capacities.
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* *Note: Performance Criteria are included in Part B.2 of the Maitland Development Control Plan 2011.*	Yes	A Stormwater Management Plan has been prepared by Rafeletos Zanuttini Consulting Engineers, refer to **Attachment 2**. The plan shows the required details to comply with this section of the DCP.
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.	No	Not applicable. The proposed development will result in three dwelling houses on the site.
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.	Yes	All proposed units which adjoin a public space have a window available from a habitable room to provide casual surveillance.
19.3 Low intensity lighting (eg. bollard lighting) shall be provided to all shared pedestrian paths, parking areas and building entries.	Yes	Low intensity lighting will be provided to pathways, parking areas and building entries as required.
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.	Yes	The proposal includes details of the mailboxes for each unit, refer to **Attachment 4**. Included in these spaces are appropriately sized landscape species to soften the building bulk and ensure that the area is a functional space.
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.	Yes	At the Construction Certificate stage, liaison with the relevant service providers will be undertaken to co-ordinate common trenching where appropriate.

DCP Requirement	Relevance	Compliance
19.6 Each dwelling shall be provided with direct and convenient pedestrian access to a public road.	Yes	Each unit is provided with direct pedestrian access to the public road frontage along Aberglasslyn 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.	No	Not applicable.
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.	No	Not applicable.
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.	Yes	A mailbox structure, as detailed in the proposed plans, is to be located within the vicinity of the front pedestrian access to the development and complies 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.	Yes	Open air clothes drying areas have been provided in the rear courtyards of each unit. They are suitably screened by landscaping and fencing so that they cannot be viewed from public areas.
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.	Yes	All services shall be installed in accordance with the relevant service provider's requirements.
C.11 Vehicular Access & Car Parking **1. General Requirements**		
1.1 General Requirements *In determining the parking and traffic requirements for a development proposal, the following principles shall be followed:* • *the minimum standards as set out in this plan;* • *the likely demand for of-street parking generated by the development;* • *the availability of public transport in the vicinity to service the proposed development;* • *the probable mode of transport to be used by employees and/or customers;* • *the likely peak times of usage of the proposed development;* • *the existing traffic volumes on the surrounding street network including, where relevant, the potential future traffic volumes; and* • *the equity of requiring of-street parking for individual developments within areas such as Maitland City Centre and Morpeth, where historical parking deficiencies have occurred.*	Yes	Noted.

DCP Requirement	Relevance	Compliance
1.2 Calculation of Parking Requirements *a. Development Generally* *The minimum number of parking spaces to be provided for a particular development is to be calculated in accordance with Appendix A of this policy.*	Yes	The proposal, being for 2 x 2-bedroom units, has the provision of 1 carparking space for every unit and 1 visitor space as required. The existing dwelling has a double attached garage, thus providing two car parking spaces. The parking complies with Council's requirements.
b. Mixed Uses *Ancillary components of a land use (for example an office within an industrial building that occupies less than 20% of the total floor space) will be assessed according to the rate required for the principal land use.* *For developments incorporating different categories of uses, a separate calculation will be made for each component and then added together to provide the total parking requirement. Any departure from this method will only be considered where it is demonstrated that the peak demand for each land use component of the development is staggered. In this regard the applicant should submit a parking profile showing the cumulative parking demand by time-of-day.*	No	Not applicable. The proposal is not considered to be a mixed use development.
c. Calculation of Numbers *Where the calculation results in a fraction of a space, the total number of parking spaces required will be the next highest whole number.*	Yes	Noted. Any calculation of car parking spaces has been rounded up to the nearest full number.
d. Change of Use *Where the use of an existing building is to be changed, or where an existing building is to be replaced with a new building, the following method of calculation shall apply:* *I. The parking requirements of the previous or existing premises is to be determined in accordance with Appendix A of this policy;* *II. The parking requirement of the proposed development is to be determined in accordance with Appendix A of this policy;* *III. Subtract the number of spaces determined in (a) above from the number of spaces calculated in (b) above;* *IV. The difference calculated in (c) above represents the total number of parking spaces to be provided in addition to the existing of-street carparking.* *Where an existing building is to be replaced by a new building which has a floor area not exceeding the floor area of the existing building, and no change of use is proposed, no additional parking is required to be provided.* *Notwithstanding the above, nothing in this plan requires the provision of additional parking in conjunction with the conversion of an existing approved office or business premises or a shop, to either a shop or a restaurant or cafe, within business zones of the Maitland City Centre (refer to Map)*	No	Not applicable. The proposal does not include a change of use.

DCP Requirement	Relevance	Compliance
2. Guidelines for the Design, Layout and Construction of Access and Parking Areas		
2.1 Access To The Site *A development should be designed to provide adequate on-site manoeuvring and circulating areas to ensure that all vehicles can enter and leave the site in a forward direction.* *Access to or from a site shall be located where it causes the least interference to vehicular and pedestrian traffic on the road frontage. Access will generally not be permitted in the following locations:* *a. close to traffic signals, intersections or roundabouts where sight distance is considered inadequate by Council;* *b. opposite other developments generating a large amount of traffic (unless separated by a median island);* *c. where there is heavy and constant pedestrian movement along the footpath;* *d. where right turning traffic entering the facility may obstruct through traffic; and* *e. where traffic using the driveways interferes with, or blocks the operations of bus stops, taxi ranks, loading zones or pedestrian crossings.* *f. Direct access onto a major road is to be avoided wherever possible. Auxiliary lanes, (deceleration and acceleration lanes), may need to be provided to minimise conflicts between entering/leaving traffic with through traffic. In many cases, right turn movements into a site are unlikely to be supported, unless an exclusive right turn bay is provided.* *Council may designate areas over the street frontage of the development where no stopping or no parking sign posting is to be installed to facilitate the entry/exit of vehicles and the safe movement of cyclists and pedestrians. Any on-street signage would be required in accordance with Australian Road Rules requirements as identified by Council's Local Traffic Committee.*	Yes	There are adequate areas provided for manoeuvring of vehicles within the driveway and at the end of the aisle. The existing site entry is not in the vicinity of any traffic signals, intersection or roundabout.
2.2 Sight Distances *Consideration must be given to maintaining adequate sight distances for all access driveways. Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians. AS 2890.1 Off Street Car Parking gives minimal and desirable sight distances for a range of road frontage speeds.*	Yes	The existing access from Aberglasslyn Road provides sufficient sightlines in each direction to ensure that vehicles and pedestrians can enter and leave the site in a safe manner. There are no proposed amendments to the existing access arrangements. The proposed landscaping around the vehicle access has been specifically chosen to ensure that there are no visual impacts on the sight distances available by the overall height or the canopy height of the species chosen, refer to Landscape Plan in **Attachment 4.**
2.3 Entrance / Exit to the Site *The entry and exit requirements for parking areas may vary in relation to:* • *the size of vehicles likely to enter the proposed development;*	Yes	The existing entrance/exit to the site has been designed to the relevant Australian Standards and is considered to be suitable for the proposed usage and expected vehicle loads.

DCP Requirement	Relevance	Compliance
• *the volume of traffic on the streets serving the proposed development; and* • *the volume of traffic generated by the development.* *The driveway standards recommended by the Roads and Traffic Authority of NSW Guide To Traffic Generating Developments (the guide) are adopted for the purpose of this Plan.* *Requirements specified within 'the guide' are summarised in Tables 1 and 2 in Appendix B, and in general the following shall apply:* • *separate entrance and exit driveways should be provided for developments requiring more than 50 car parking spaces or where the development generates a high turnover of traffic such as a service station or other drive in retail facilities;* • *entry and exit driveways shall be clearly signposted;* • *the number of access points from a development site to any one street frontage should be limited to one ingress and one egress; and* • *the potential for on-street queuing should be minimised by ensuring that adequate standing areas are available for vehicles entering the car park and loading areas.*		
2.4 Location of Parking Areas *Parking facilities for visitors and customers shall be provided where clearly visible from the street so their use is encouraged.* *Parking spaces for employees and for longer duration parking may be located more remotely from the street.* *Within the development site, the location of the parking area should be determined having regard to:* *a. site conditions such as slope and drainage;* *b. visual amenity of the proposed and adjacent development;* *c. the relationship of the building to the parking area; and* *d. the proximity of the parking area to any neighbouring residential areas.*	Yes	The proposal includes one visitor parking space which will be clearly signposted to encourage its usage by visitors.
2.5 Parking Space and Aisle Dimensions *The following figures illustrate typical parking layouts and aisle dimensions. It should be noted that these parking space dimensions represent minimum unobstructed requirements and that greater dimensions should be provided in the following instances:* • *a parking space which has a wall or obstruction on one side – an additional 300mm width to that shown is required; and,* • *for the end space in a blind aisle, the width is to be increased to 3.6 metres*	Yes	The visitor parking is considered to be suitable dimensions for the minor residential development that it will service.
2.6 Construction Requirements *In general, all car parking areas, manoeuvring areas and unloading areas shall be constructed with a base course of adequate depth to suit design traffic, and shall be sealed with either bitumen, asphaltic concrete, concrete or interlocking pavers.*	Yes	Suitable pavement will be utilised for all driveway and parking areas. The Construction Certificate stage will provide complete construction details including pavement depths.

DCP Requirement	Relevance	Compliance
In choosing the most suitable pavement type, consideration should be given to: • *anticipated vehicle loads;* • *run-off gradients and drainage requirements; and,* • *construction constraints.* *The works are to be maintained to a satisfactory standard throughout the term of development and/or use of the land for which the facilities are provided.* *Particular consideration needs to be given to the appearance of car parking areas within Heritage Conservation Areas, or associated with or adjacent to, listed Heritage Items, where large areas of bitumen surfaced car parking are not recommended. In these circumstances alternative treatments should be discussed with Council's Planning staff. A combination of landscaping and choice of sympathetic materials (eg pavers, faux brick or in certain circumstances stabilised gravel finish) is generally recommended as the most practical solution.*		
2.7 Landscaping *Parking areas shall be appropriately landscaped to achieve a satisfactory appearance, particularly for those car parks with large areas of bitumen, to provide shade and to provide a buffer between neighbouring land uses.* *Landscaping should be used throughout the car park and on the perimeters. In general, there should be no more than 10 parking bays before a break with planting.* *Species should be selected and located to avoid maintenance problems, so that they do not hinder visibility at entry or exit points and so that they do not cause damage to paved areas by root systems or create excessive leaf or branch litter.* *Trees with large surface roots, excessive girth, brittle limbs, fruits which drop and trees which attract large numbers of birds should be avoided in parking areas. In most cases landscaping can be integrated into parking layouts without the need for additional area or loss of car parking spaces.* *Wheel stops are to be provided along the front of parking bays to prevent vehicles from damaging landscaped areas, buildings and/or fencing and other vehicles.*	Yes	The proposed landscaping around the car parking areas has been specifically chosen so as not to impede the vision of people driving vehicles or cause damage to the pavement, refer to Landscape Plan in **Attachment 4.**
2.8 Directional Signs and Marking *Parking areas are to be clearly signposted and line-marked. Entry and exit points are to be clearly delineated and parking spaces for specific uses(disabled, visitors, employees etc) clearly signposted. "One way" markings must be clearly set out on the pavement in such a manner as to be easily readable and understandable to users of the car park.* *Council may designate areas within the car park where no stopping or no parking signposting is to be installed to facilitate the free movement of vehicles and pedestrians.*	Yes	Parking areas will be clearly sign-posted and line marked to ensure they are clearly delineated for usage by visitors.
2.9 Principles for Crime Prevention *Effective design can be used to assist in the reduction of crime opportunities. The following design principles will be considered by Council in the assessment of applications. How they apply to each development application will depend on the nature of the development proposal and prevailing crime risk in the area. The aim of these principles is to ensure that*	Yes	The design of this development has taken into consideration the principles of Crime Prevention through Environmental Design, including details of lighting, landscaping, casual surveillance and open car parking areas to ensure there will not be an excessive crime risk within these spaces.

DCP Requirement	Relevance	Compliance
Council does not approve developments that create or exacerbate crime risk. *Design of car parking areas should consider the principles of effective lighting.* *Lighting is to be provided in off-street car parks in accordance with the requirements of AS 2890.1, 2004 – Parking Facilities Off Street Parking. Lighting may also be required over the street frontage of the development, particularly at entry or exit points in accordance with AS/NZS 1158, Lighting for Roads and Public Places.* *a. Provision of clear sightlines between public and private places;* *b. Landscaping that makes the car park attractive but does not provide offenders with a place to hide or entrap victims;* *c. In some cases restricted access to the car park, particularly after business hours through the use of physical barriers should be considered;* *d. Design with clear transitions and boundaries between public and private space through the provision of clear access points;* *e. Clear design cues on who is to use the space and what it is to be used for – care should be taken to ensure that gates and enclosures do not make public areas into private areas and consideration should be given to suitable signage (eg need to lock vehicles);* *f. Strategies to prevent vandalism through appropriate design, eg durable lighting materials and minimisation of exposed walls;* *g. Management strategies for site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting, the removal or refurbishment of decayed physical elements and the continued maintenance of landscaped areas.*		
4. Car Parking for persons with a Disability		
Special parking spaces for persons with a disability are to be made available in the provision of car parking facilities, in accordance with Australian Standard AS2890.1 – 2004. In general, where 10 or more vehicle spaces are required, one designated parking space for people with disabilities is required per 100 (or part thereof) car spaces provided. Council has adopted the 'enhanced' requirements for land uses where there is a higher demand for disabled facilities. For example, for retail shopping complexes, community facilities and medical centres, parking provisions for people with disabilities should be increased to 2 to 3 % of the overall parking requirements. Council's enhanced car parking standards are as follows: *• medical services, including community health centres – 1 space per two to five surgeries (or equivalent), 2 spaces for six or more surgeries (or equivalent)* *• entertainment facilities clubs and public halls, large retail complexes (ie>100 spaces) and railway stations – 3 spaces per 100 car parking spaces* *The location of spaces designated for persons with a disability should be close to an entrance to a building or facility with access from the car space by ramps and/or lifts. These spaces should be clearly signposted for the convenience of their users and to discourage other drivers from using such spaces. The spaces should be a minimum of 2.4 metres wide with an adjoining shared space 2.4 metres wide to assist movement into and out of parked vehicles.*	No	Not applicable. The proposal is for a residential development, not a public car park.

DCP Requirement	Relevance	Compliance
5. Bicycle Parking		
Provision is to be made for cyclists via the installation of bicycle parking facilities in accordance with Australian Standard AS 2890.3-2015 – Bicycle Parking Facilities and Austroads Guide to Traffic Engineering, Part 14, Bicycles: Second Edition.	Yes	The proposed development provides a minimum of one covered car space per unit, where it would be expected that residents can store their bicycles if required.
6. Major Traffic Generating Development		
Parking requirements for major new retail, commercial or tourist developments will be assessed on their merits, with particular reference to: • *likely peak usage times;* • *the mix of uses and their parking requirements; and,* • *likely use of public transport.* *Where it is considered that a traffic generating development may have a major impact on the traffic movement within a given locality, Council may require the applicant to arrange for the preparation and submission of a Traffic and Parking Study, by a qualified professional. In this regard, the Roads and Traffic Authority's publication "Guide to Traffic Generating Developments" provides relevant information.*	No	Not applicable. The proposal is for a residential development.
7. State Environmental Planning Policy (Transport and Infrastructure) 2021		
Council is required to consult with Transport for New South Wales to obtain advice on traffic and safety aspects for certain traffic-generating developments. This consultation is a statutory requirement prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021. *The Authority provides this advice through the Regional Development Advisory Committee (Traffic). Membership of the Regional Committee comprises representatives from the Roads and Traffic Authority, the Police Department, and a Local Government Associate nominee. Smaller scale developments are referred to the Local Development Advisory Committee. Membership of this committee comprises representatives from Council, the Roads and Traffic Authority, the Police Department and State Member or his/her representative.* *Major Traffic Generating developments being considered by the Regional Committee need to be accompanied by a Traffic and Parking Study, which is to be lodged with the development application following consultation with Council.*	No	The proposed development does not qualify as a traffic generating development with relevant size and/or capacity under Clause 2.122 of the SEPP (Transport and Infrastructure) 2021. Accordingly, formal referral to Transport for NSW (TfNSW) is unnecessary and the application can be assessed by Maitland Council officers.

4. INTEGRATED DEVELOPMENT

The following table (**Table 3**) provides an assessment of the development against the integrated development provisions in Section 4.46 of the Environmental Planning & Assessment Act 1979. Where the development is identified as integrated development, it is discussed in further detail underneath the table.

Table 3: Consideration of Integrated Development Provisions

Act	Provision	Approval	Relevant
Coal Mine Subsidence Compensation Act 2017	s 22	Approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	No
Fisheries Management Act 1994	s 144	aquaculture permit	No
	s 201	permit to carry out dredging or reclamation work	No
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	No
	s 219	permit to: a) set a net, netting or other material, or b) construct or alter a dam, floodgate, causeway or weir, or c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	No
Heritage Act 1977	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1)	No
Mining Act 1992	ss 63, 64	grant of mining lease	No
National Parks and Wildlife Act 1974	s 90	grant of Aboriginal heritage impact permit	No
Petroleum (Onshore) Act 1991	s 16	grant of production lease	No

Act	Provision	Approval	Relevant
Protection of the Environment Operations Act 1997	ss 43 (a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	No
	ss 43 (b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").	No
	ss 43 (d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	No
Roads Act 1993	s 138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road	Yes
Rural Fires Act 1997	s 100B	authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	No
Water Management Act 2000	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3	No

Roads Act 1993 - s 138:

Maitland City Council is the approval body for Aberglasslyn Road and Hawkins Street. An approval is required under Section 138 of the Act to:

(a) erect a structure or carry out a work in, on or over a public road, or
(b) dig up or disturb the surface of a public road, or
(c) remove or interfere with a structure, work or tree on a public road, or
(d) pump water into a public road from any land adjoining the road, or
(e) connect a road (whether public or private) to a classified road

Comment: The Section 138 approval to carry out provision of services in the public road/ Council verge will be obtained for the development, prior to the issue of a Construction Certificate.

5. STRATEGIC PLANNING FRAMEWORK

The strategic planning framework plays a vital role in informing the content of statutory planning instruments at regional, sub-regional and local levels. The following discusses these guidelines and requirements of strategies / legislation that are relevant to the proposed development.

5.1 HUNTER REGIONAL PLAN 2041

The Hunter Regional Plan provides an overarching framework to guide the development and investment in the Hunter Region to 2041. This document provides consolidated strategic planning considerations for the 11 Local Government areas in the region.

Objective 3, Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities.

The 15-minute neighbourhood changes how we plan and design growth. It supports people who want to live and work locally and who seek to get around without a personal vehicle. It's already a concept that we can see in the region, in more traditional towns and suburbs developed before the 1960s, including Maitland, Raymond Terrace and Cessnock.

Rather than cities, towns, villages and communities being separate zones for living, working, education, recreation and entertainment, they can be mixed neighbourhoods where people can generally access most everyday needs within a 15-minute walk or cycle from where they live.

The proposed development is consistent with this objective as it provides a medium density housing supply that is within a 15-minute walk or cycle of a local centre, being the Rutherford Shopping Centre. The centre includes shopping facilities, chemist and other food and speciality stores. There are also various parks and a sportsground located in the vicinity of the subject site.

5.2 MAITLAND LOCAL STRATEGIC PLANNING STATEMENT 2040+

The Maitland Local Strategic Planning Statement (MLSPS) describes how Council will achieve the City's vision and uphold the community's values, through strategic planning. It guides the growth of the Maitland LGA as it evolves over future years in line with State and regional planning goals.

The aim of the planning statement is to set out a 20 year plan integrating land use, transport and infrastructure planning for the future of Maitland.

LOCAL PLANNING PRIORITY – 02 – Support Sustainable Housing Growth by Balancing Greenfield and Infill Housing provides:

Infill and urban renewal development will play a key role in facilitating our future growth. Infill will assist to diversify our housing stock and integrate housing with our centres, employment clusters or transport nodes and maximise access to existing infrastructure and services. It will support a more sustainable urban form that is less reliant on cars and provide for more walkable neighbourhoods, where active transportation links can be provided.

The proposed development supports the MLSPS with the creation of an additional 2 residential housing units being made available with the vicinity of the Aberglasslyn growth area. It will be achieved with minimal upgrades to existing infrastructure and supports the objective of higher density residential development in the area.

6. ASSESSMENT OF ENVIRONMENTAL IMPACT

The proposal is considered to have minimal environmental impact as further detailed in this section of the Statement of Environmental Effects.

6.1 HERITAGE

There are no European Heritage items located on the site and the subject site is not within a Heritage Conservation area. An Aboriginal Heritage Information Management System (AHIMS) search was conducted on 20 November 2023 (refer to **Attachment 8**) and confirms there is one recorded Aboriginal site located within a 200m buffer of the subject site, but not on the site.

Given the extensive development that has been undertaken on adjoining sites and the area where the recorded Aboriginal site is located, it is considered that the proposal will not have any adverse impact on the Aboriginal Heritage of the area.

6.2 ACCESS AND TRAFFIC

The subject site has direct access to Aberglasslyn Road which is a bitumen sealed all weather road with upright kerb formation. The existing access to the development will be via a 4.6m wide driveway, refer to **Attachment 2** – Civil Design Plans. There are no proposed alterations to the existing access arrangements, as it is deemed sufficient to provide for the access needs of the development.

6.3 VEGETATION

The site contains no significant vegetation and has some scattered mature trees within the streetscape and scattered shrubs over the site. Landscaping is proposed to provide compensatory planting opportunities.

6.4 AIR AND NOISE

This development is unlikely to generate noise or air pollution that will impact on the amenity of the locality. Some general construction noise is expected during the construction of the units and ancillary works; however, this will be typical of general works in a residential neighbourhood.

6.5 SOIL AND STORMWATER MANAGEMENT

Soil conditions in general will not be detrimentally affected at this site by the development of the land, including the construction works.

Sediment control barriers consisting of geotextile fabric are to be installed and maintained until the completion of construction works, as shown in the Erosion and Sediment Control Plan prepared by McDonald Jones Homes, refer to **Attachment 1**. Any disturbance of soil will be contained within the property boundaries of the site.

A Stormwater Management Plan has been prepared by Rafeletos Zanuttini, refer to **Attachment 2.** As per the plan, any overflow will be directed towards the surface pits and discharged into the existing stormwater system to the rear boundary, as shown on the Stormwater Plan.

6.6 WASTE MANAGEMENT

A designated waste storage area will be erected and remain in place until construction works are completed. Hard waste will be separated on site and removed by appropriate contractors for recycling. In contrast, soft waste will be disposed of through appropriate waste management facilities.

Once the development is operational, each unit has ample space for storage of their waste bins behind their front building line, refer to Landscape Plan in **Attachment 4.** The frontage of the development site is suitable to accommodate the relevant bins for presentation on waste collection day, refer to Site Waste Minimisation Management Plan in **Attachment 9** for further details.

7. SOCIAL & ECONOMIC IMPACTS

The development is not expected to have an adverse social impact on the locality. Much of the surrounding land was rezoned in the early 2000's and additional residential housing has occurred as part of the McKeachies Run subdivision further to the north of the site. The future additional housing which will result from the proposal is small scale in comparison and will complement the surrounding area.

Hence, the proposal is considered to provide positive social impacts within Rutherford and surrounding areas as it will provide additional medium density housing, which is compatible with the existing area.

The proposal will result in positive economic impacts within Rutherford and surrounding areas. The proposal will help to support a thriving local economy and provide housing opportunities for a growing population.

8. SITE SUITABILITY

The site is suitable for the proposed development for the following reasons:-

- it is zoned R1 General Residential. The proposal for multi-dwelling residential housing is permissible within this zone and is a compatible land use;
- the locality contains residential developments of comparable size and configuration to the proposed, and also larger scale developments, and therefore it complements the area;
- it contains no items or sites of heritage or cultural significance;
- it is not identified as bushfire prone land;
- it is not identified as flood prone land;
- it does not threaten flora and fauna species; and
- it is readily serviced by essential utilities, including:
    - o electricity;
    - o water;
    - o sewer;
    - o telecommunications; and
    - o stormwater drainage.

9. PUBLIC INTEREST

The proposal is likely to result in positive social and economic impacts, with minimal impact on the surrounding environment. The development generally complies with the applicable legislation and planning controls for multi dwelling housing proposals. The development is therefore considered to be in the public interest, as outlined in this report.

10. CONCLUSION

The proposal involves the construction of a multi-dwelling residential housing complex, consisting of two new units and the existing dwelling house at Lot 9 of Section 5 in DP 2577, No.47 Aberglasslyn Road, Rutherford NSW 2320.

The proposal is consistent with the objectives of the R1 General Residential zone of the MLEP 2011, as it provides suitable medium density residential housing and respects the amenity and character of the surrounding locality. Furthermore, the proposal satisfies the requirements of MDCP 2011.

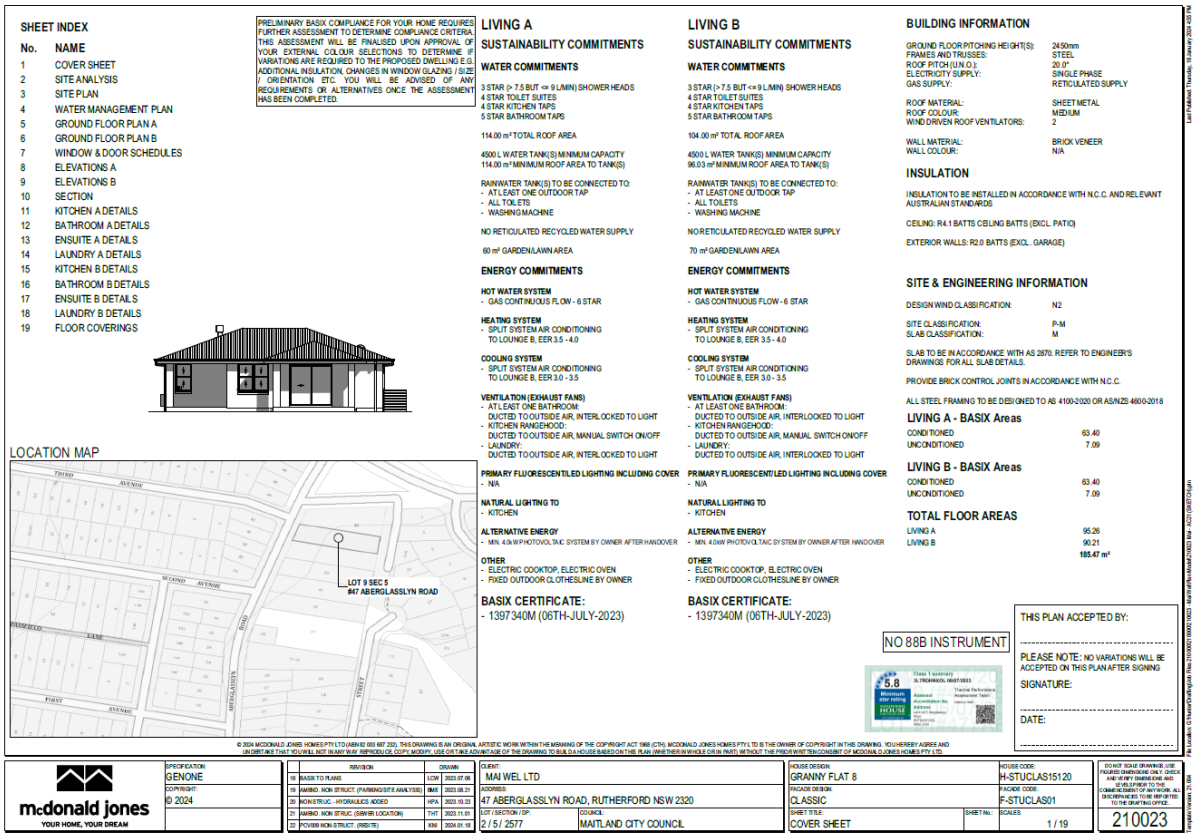
In summary, the proposal is: -

- an orderly development of the land, in accordance with the objectives of the EP&A Act;
- unlikely to have detrimental environmental or social impacts;
- likely to generate positive short term, and facilitate long term economic impact;
- reinforces an appropriate land use in the locality;
- able to be undertaken in a controlled manner with minimal environmental impacts;
- not likely to create any land use conflicts; and
- not likely to adversely impact upon the amenity of the locality.

Therefore, Council is encouraged to approve the development, subject to appropriate conditions of consent.

11. ATTACHMENTS

Attachment 1: Proposed Plans (Page 1 Only)



SHEET INDEX

No.	NAME
1	COVER SHEET
2	SITE ANALYSIS
3	SITE PLAN
4	WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN A
6	GROUND FLOOR PLAN B
7	WINDOW & DOOR SCHEDULES
8	ELEVATIONS A
9	ELEVATIONS B
10	SECTION
11	KITCHEN A DETAILS
12	BATHROOM A DETAILS
13	ENSUITE A DETAILS
14	LAUNDRY A DETAILS
15	KITCHEN B DETAILS
16	BATHROOM B DETAILS
17	ENSUITE B DETAILS
18	LAUNDRY B DETAILS
19	FLOOR COVERINGS

PRELIMINARY BASIX COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

LOCATION MAP

LOT 9 SEC 5
#47 ABERGLASSLYN ROAD

LIVING A
SUSTAINABILITY COMMITMENTS
WATER COMMITMENTS
3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS
4 STAR TOILET SUITES
4 STAR KITCHEN TAPS
5 STAR BATHROOM TAPS
114.00 m² TOTAL ROOF AREA
4500 L WATER TANK(S) MINIMUM CAPACITY
114.00 m² MINIMUM ROOF AREA TO TANK(S)
RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- WASHING MACHINE
NO RETICULATED RECYCLED WATER SUPPLY
60 m² GARDEN/LAWN AREA
ENERGY COMMITMENTS
HOT WATER SYSTEM
- GAS CONTINUOUS FLOW - 6 STAR
HEATING SYSTEM
- SPLIT SYSTEM AIR CONDITIONING TO LOUNGE B, EER 3.5 - 4.0
COOLING SYSTEM
- SPLIT SYSTEM AIR CONDITIONING TO LOUNGE B, EER 3.0 - 3.5
VENTILATION (EXHAUST FANS)
- AT LEAST ONE BATHROOM: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
- KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- LAUNDRY: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER
- N/A
NATURAL LIGHTING TO
- KITCHEN
ALTERNATIVE ENERGY
- MIN. 4.0kW PHOTOVOLTAIC SYSTEM BY OWNER AFTER HANDOVER
OTHER
- ELECTRIC COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY OWNER
BASIX CERTIFICATE:
- 1397340M (06TH-JULY-2023)

LIVING B
SUSTAINABILITY COMMITMENTS
WATER COMMITMENTS
3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS
4 STAR TOILET SUITES
4 STAR KITCHEN TAPS
5 STAR BATHROOM TAPS
104.00 m² TOTAL ROOF AREA
4500 L WATER TANK(S) MINIMUM CAPACITY
96.03 m² MINIMUM ROOF AREA TO TANK(S)
RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- WASHING MACHINE
NO RETICULATED RECYCLED WATER SUPPLY
70 m² GARDEN/LAWN AREA
ENERGY COMMITMENTS
HOT WATER SYSTEM
- GAS CONTINUOUS FLOW - 6 STAR
HEATING SYSTEM
- SPLIT SYSTEM AIR CONDITIONING TO LOUNGE B, EER 3.5 - 4.0
COOLING SYSTEM
- SPLIT SYSTEM AIR CONDITIONING TO LOUNGE B, EER 3.0 - 3.5
VENTILATION (EXHAUST FANS)
- AT LEAST ONE BATHROOM: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
- KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- LAUNDRY: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER
- N/A
NATURAL LIGHTING TO
- KITCHEN
ALTERNATIVE ENERGY
- MIN. 4.0kW PHOTOVOLTAIC SYSTEM BY OWNER AFTER HANDOVER
OTHER
- ELECTRIC COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY OWNER
BASIX CERTIFICATE:
- 1397340M (06TH-JULY-2023)

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S):	2450mm
FRAMES AND TRUSSES:	STEEL
ROOF PITCH (U.N.O.):	20.0°
ELECTRICITY SUPPLY:	SINGLE PHASE
GAS SUPPLY:	RETICULATED SUPPLY
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	MEDIUM
WIND DRIVEN ROOF VENTILATORS:	2
WALL MATERIAL:	BRICK VENEER
WALL COLOUR:	N/A

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

CEILING: R4.1 BATTS CEILING BATTS (EXCL. PATIO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION:	N2
SITE CLASSIFICATION:	P-M
SLAB CLASSIFICATION:	M

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018

LIVING A - BASIX Areas

CONDITIONED	63.40
UNCONDITIONED	7.09

LIVING B - BASIX Areas

CONDITIONED	63.40
UNCONDITIONED	7.09

TOTAL FLOOR AREAS

LIVING A	95.26
LIVING B	90.21
	185.47 m²

NO 88B INSTRUMENT

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

mcdonald jones
YOUR HOME, YOUR DREAM

SPECIFICATION: GENONE
COPYRIGHT: © 2024

REVISION	DRAWN
18 BASIX TO PLANS	LOW 2023.07.06
19 AMEND. NON STRUCT. (PAVING/SITE ANALYSIS)	BMS 2023.08.21
20 NON STRUC. - HYDRAULICS ADDED	HPA 2023.10.23
21 AMEND. NON STRUC. (SEWER LOCATION)	THT 2023.11.01
22 POWER NON-STRUCT. (RED/TB)	KIN 2024.01.18

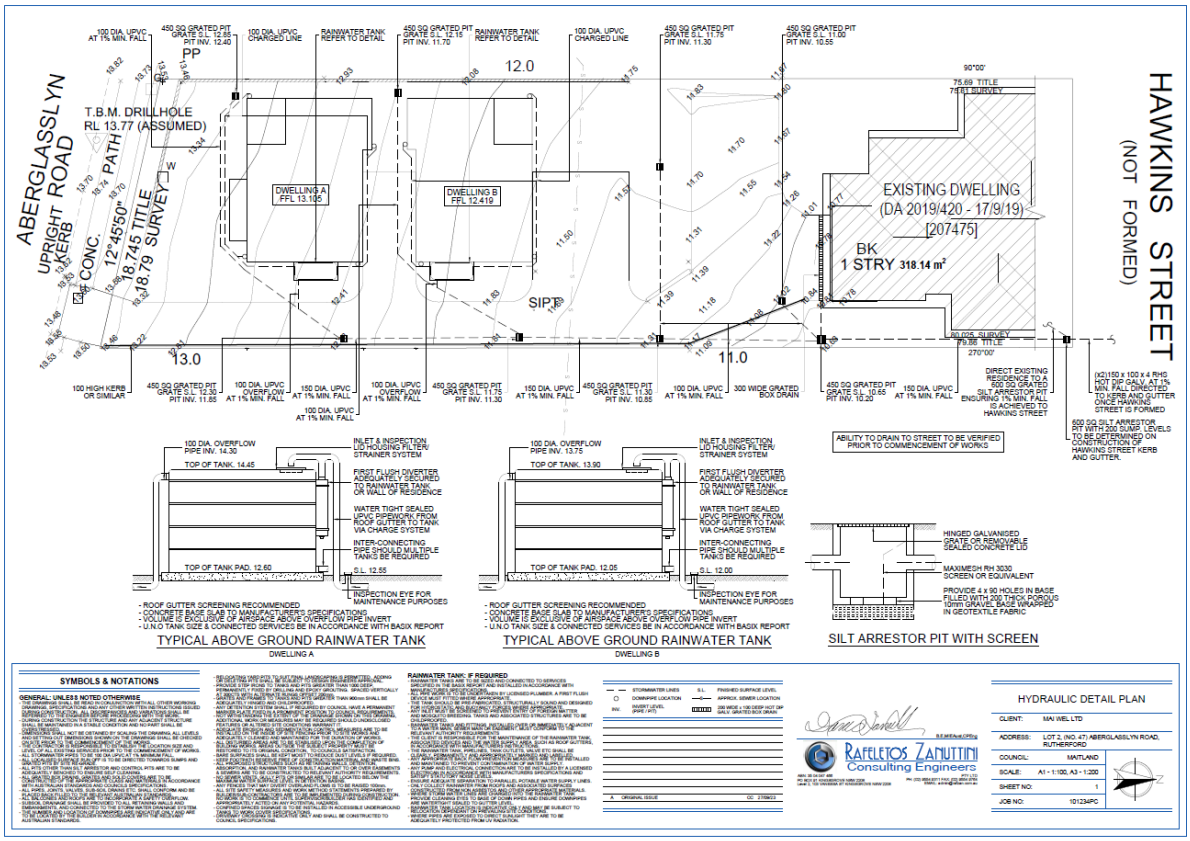
CLIENT: MAI WEL LTD
ADDRESS: 47 ABERGLASSLYN ROAD, RUTHERFORD NSW 2320
LOT / SECTION / DP: 2 / 5 / 2577
COUNCIL: MAITLAND CITY COUNCIL

HOUSE DESIGN: GRANNY FLAT 8
FACADE DESIGN: CLASSIC
SHEET TITLE: COVER SHEET
SHEET No.:
HOUSE CODE: H-STUCLAS15120
FACADE CODE: F-STUCLAS01
SCALES: 1 / 19

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND DEVELOPMENT TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

210023

Attachment 2: Stormwater Management Plan



Attachment 3: BASIX Certificate (Page 1 Only)

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1735608M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 13 February 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

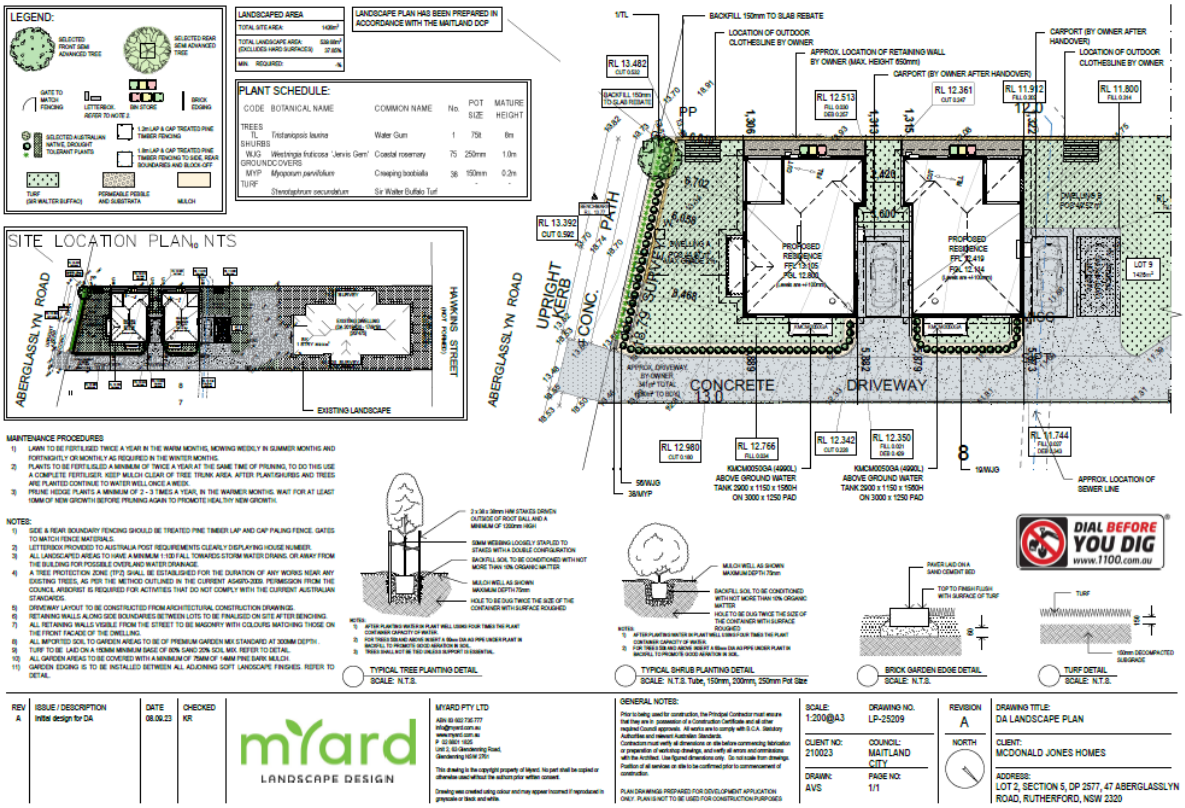
Project summary	
Project name	210023
Street address	47 ABERGLASSLYN ROAD RUTHERFORD 2320
Local Government Area	MAITLAND
Plan type and plan number	Deposited Plan 2577
Lot No.	9
Section no.	5
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 92	Target 45

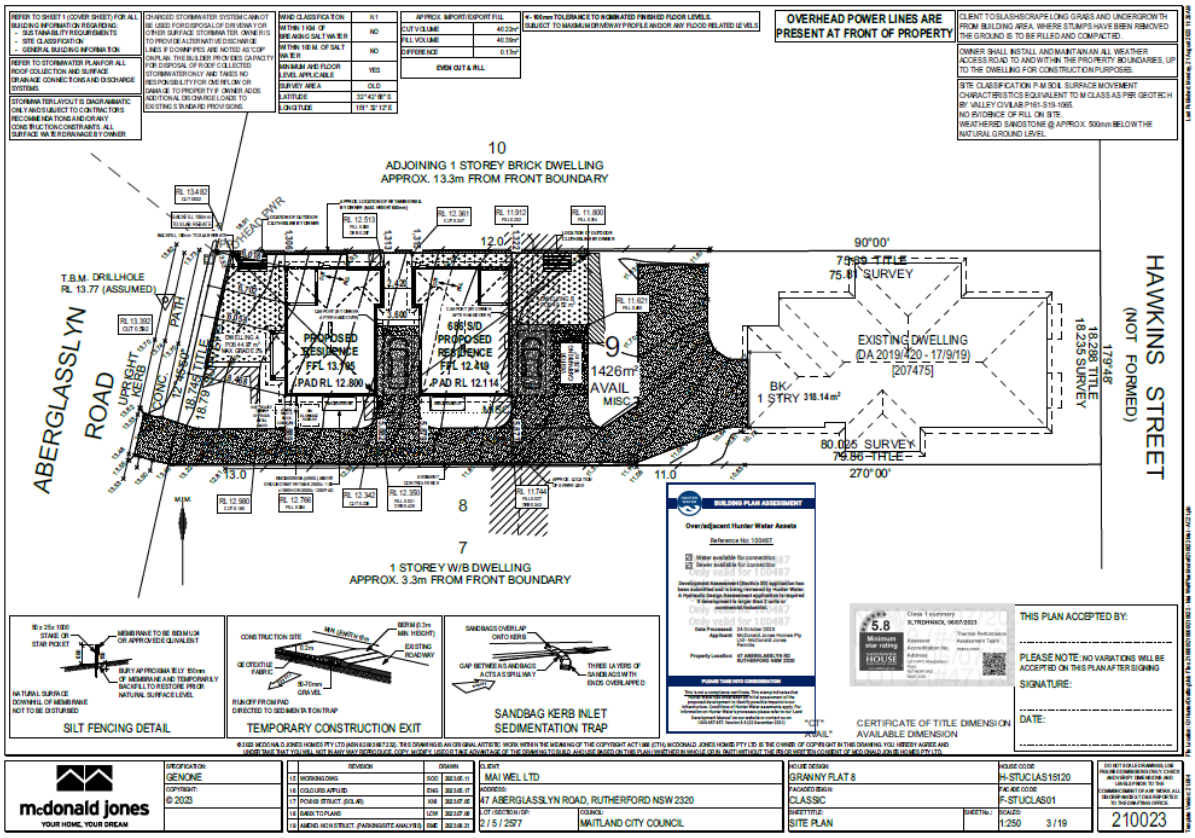
Certificate Prepared by
Name / Company Name: Energy Advance
ABN (if applicable): 17609332014

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1735608M Tuesday, 13 February 2024 page 1/13

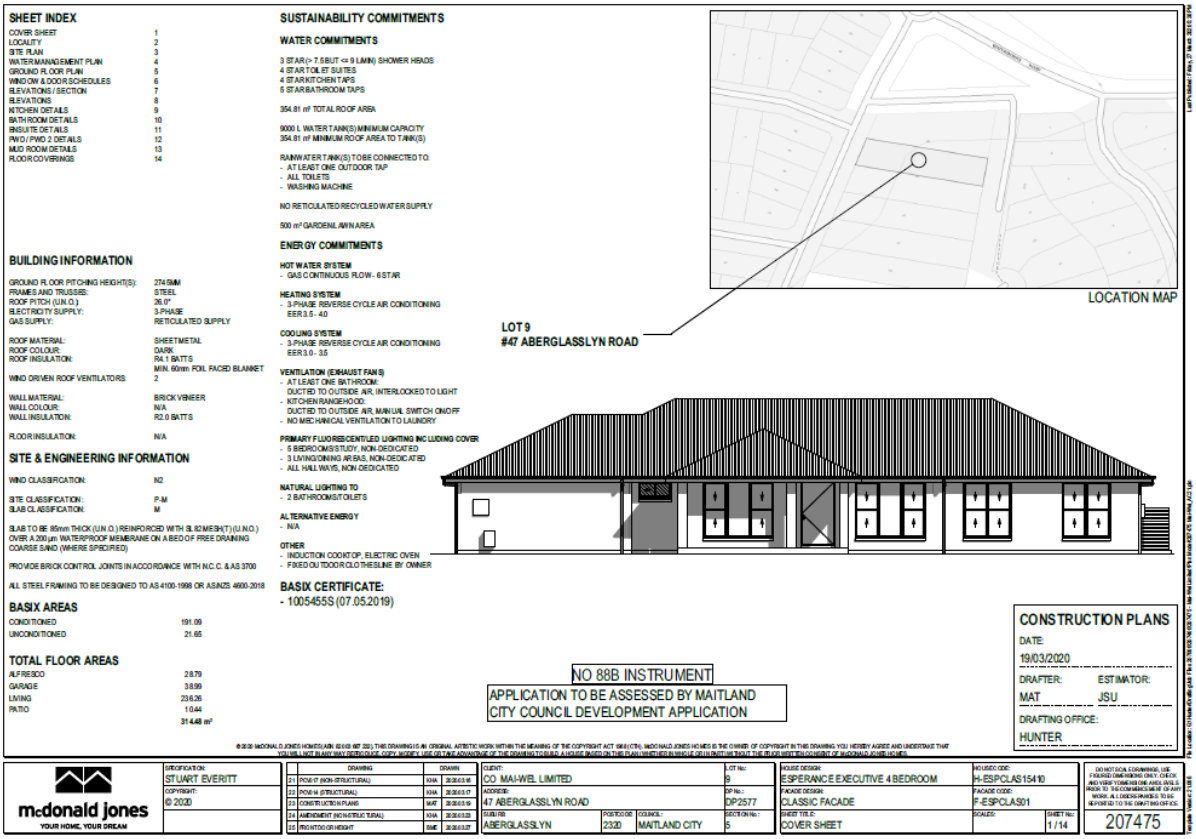
Attachment 4: Landscape Plan



Attachment 5: Hunter Water Corporation Stamped Plans



Attachment 6: Existing Dwelling Plans (Page 1 Only)



SHEET INDEX

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ENSUITE DETAILS	11
PWD / PWD 2 DETAILS	12
MUD ROOM DETAILS	13
FLOOR COVERINGS	14

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S):	2745MM
FRAMES AND TRUSSES:	STEEL
ROOF PITCH (U.N.O.)	26.0°
ELECTRICITY SUPPLY:	3-PHASE
GAS SUPPLY:	RETICULATED SUPPLY
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	DARK
ROOF INSULATION:	R4.1 BATTS MIN. 60mm FOIL FACED BLANKET
WIND DRIVEN ROOF VENTILATORS:	2
WALL MATERIAL:	BRICK VENEER
WALL COLOUR:	N/A
WALL INSULATION:	R2.0 BATTS
FLOOR INSULATION:	N/A

SITE & ENGINEERING INFORMATION

WIND CLASSIFICATION:	N2
SITE CLASSIFICATION:	P-M
SLAB CLASSIFICATION:	M

SLAB TO BE 85mm THICK (U.N.O.) REINFORCED WITH SL82 MESH(T) (U.N.O.) OVER A 200 µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-1998 OR AS/NZS 4600-2018

BASIX AREAS

CONDITIONED	191.09
UNCONDITIONED	21.65

TOTAL FLOOR AREAS

ALFRESCO	28.79
GARAGE	38.99
LIVING	236.26
PATIO	10.44
	314.48 m²

SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS
4 STAR TOILET SUITES
4 STAR KITCHEN TAPS
5 STAR BATHROOM TAPS

354.81 m² TOTAL ROOF AREA

9000 L WATER TANK(S) MINIMUM CAPACITY
354.81 m² MINIMUM ROOF AREA TO TANK(S)

RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

500 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM
- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM
- 3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.5 - 4.0

COOLING SYSTEM
- 3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)
- AT LEAST ONE BATHROOM: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
- KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER
- 5 BEDROOMS/STUDY, NON-DEDICATED
- 3 LIVING/DINING AREAS, NON-DEDICATED
- ALL HALLWAYS, NON-DEDICATED

NATURAL LIGHTING TO
- 2 BATHROOMS/TOILETS

ALTERNATIVE ENERGY
- N/A

OTHER
- INDUCTION COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY OWNER

BASIX CERTIFICATE:
- 1005455S (07.05.2019)

LOCATION MAP

LOT 9
#47 ABERGLASSLYN ROAD

NO 88B INSTRUMENT
APPLICATION TO BE ASSESSED BY MAITLAND CITY COUNCIL DEVELOPMENT APPLICATION

CONSTRUCTION PLANS
DATE: 19/03/2020
DRAFTER: MAT
ESTIMATOR: JSU
DRAFTING OFFICE: HUNTER

mcdonald jones
YOUR HOME, YOUR DREAM

DESIGNATION: STUART EVERITT
COPYRIGHT: © 2020

	DRAWING	DRAWN
21	POA FF (NON-STRUCTURAL)	XXX 20.03.01.05
22	POA M (STRUCTURAL)	XXX 20.03.01.07
23	CONSTRUCTION PLANS	XXX 20.03.01.09
24	AMENDMENT (NON-STRUCTURAL)	XXX 20.03.01.03
25	FRONT DOOR HEIGHT	XXX 20.03.01.27

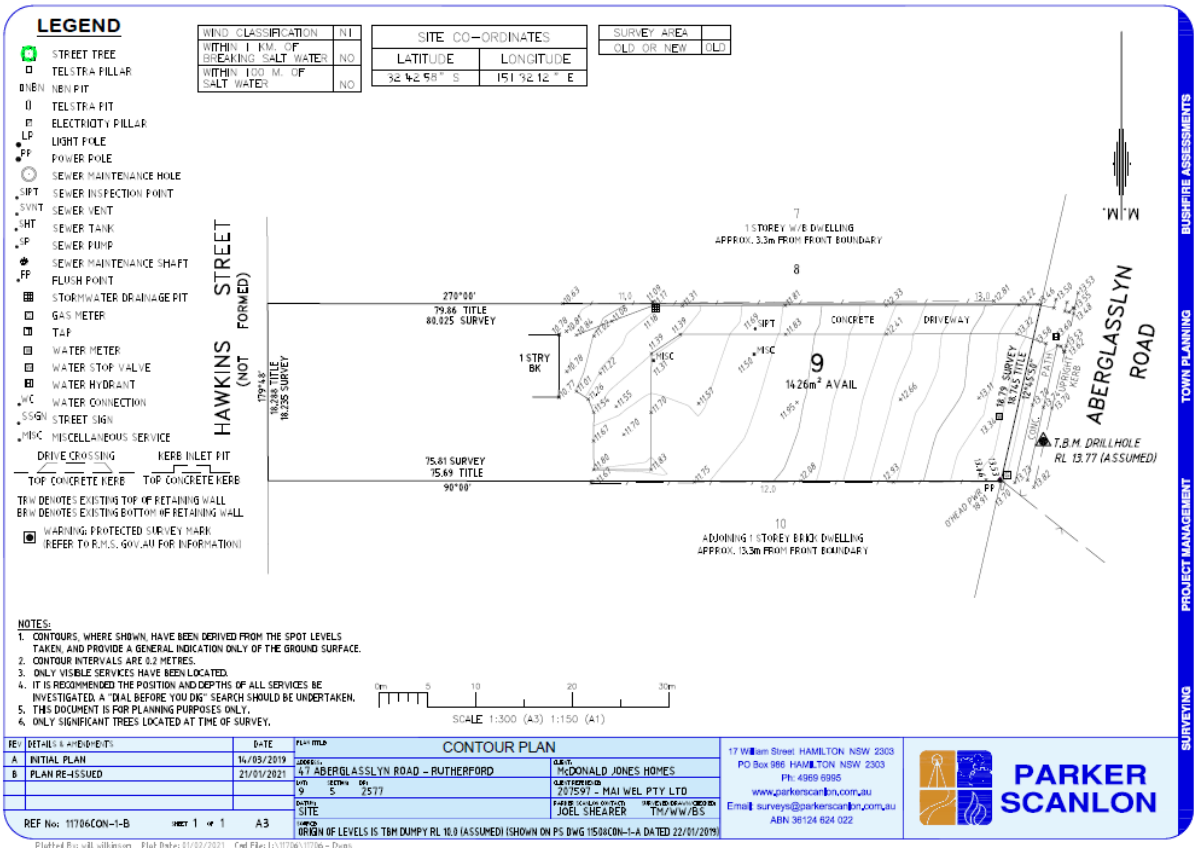
CLIENT: CO MAI-WEL LIMITED
ADDRESS: 47 ABERGLASSLYN ROAD
SUBURB: ABERGLASSLYN
POSTCODE: 2320
COUNCIL: MAITLAND CITY
LOT No.: 9
DP No.: DP2577
SECTION No.: 5

HOUSE DESIGN: ESPERANCE EXECUTIVE 4 BEDROOM
HOUSE CODE: H-ESPCLAS15410
FACADE DESIGN: CLASSIC FACADE
FACADE CODE: F-ESPCLAS01
SHEET TITLE: COVER SHEET
SCALES:
SHEET No.: 1/14

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS TO BE ADJUSTED TO THE SMART BRICK SIZE.

207475

Attachment 7: Survey Plan



Attachment 8: Aboriginal Heritage Information Management System Searches

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : B2381
Client Service ID : 841276

Julie Mckimm

Date: 20 November 2023

17 William Street
Hamilton New South Wales 2303

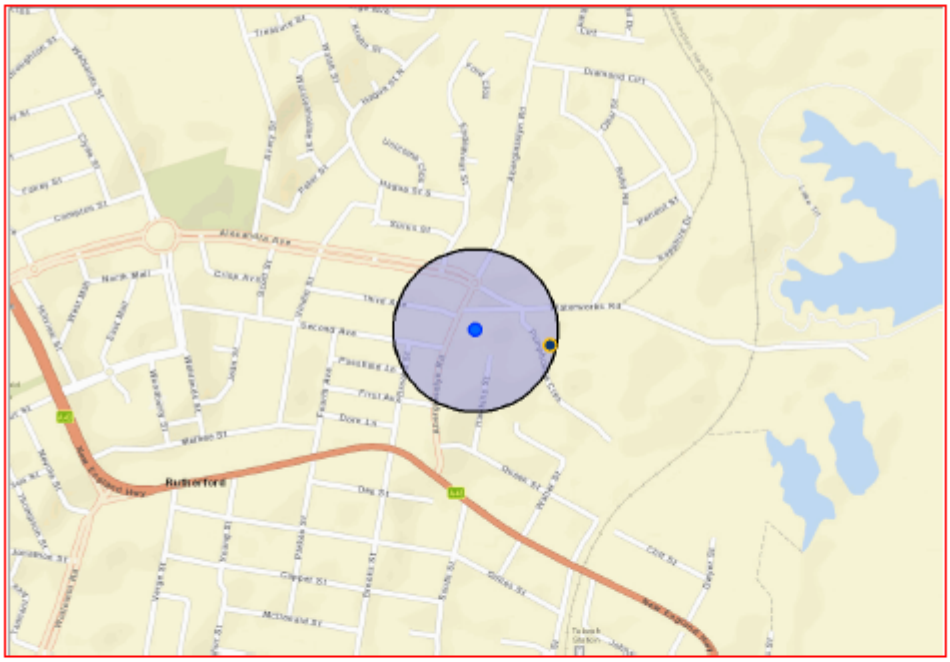
Attention: Julie Mckimm

Email: planning@parkerscanlon.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 47 ABERGLASSLYN ROAD RUTHERFORD 2320 with a Buffer of 200 meters, conducted by Julie Mckimm on 20 November 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

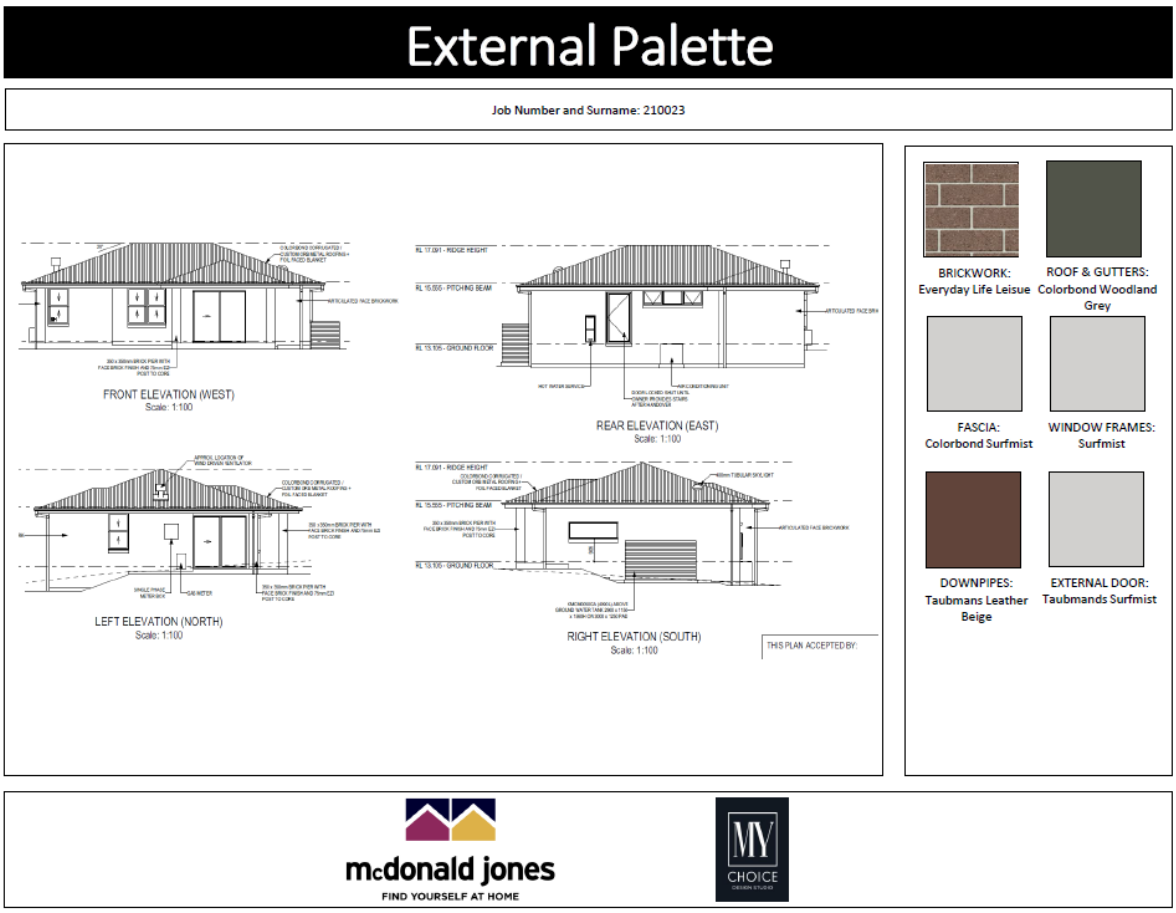
ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

Attachment 9: Site Waste Minimisation Management Plan

Waste Management Plan			
Site Address:	Lot 9 DP 2577 47 Aberglasslyn Road, Rutherford		
Applicants Name and Address:	McDonald Jones Homes P/L 9b Huntingdale Drive Thornton 2322		
Phone:	(02) 4918 2200	**Fax:**	(02) 4028 6345
Buildings and other structures currently on the site:			
One existing dwelling			
Brief Description of Proposal:			
2 x two bedroom units			
The detail provided on this form are the intentions for managing waste related to this project. Demolition and construction waste dockets will be retained on site so that the location of the receiving facility for recycling or disposal can be confirmed by DECC or Council.			
Signature of Applicant:	McDonald Jones Homes P/L	**Date:**	26/10/2023

Section 2: Construction Stage				
MATERIALS ON-SITE		**Destination**		
		RE-USE & RECYCLING		**DISPOSAL**
Type of Material	**Estimated Volume (m^3)**	**On-Site** • specify proposed re-use on site recycling methods • see Guidelines for suggestions	**Off Site** • see Guidelines for suggestions • specify contractors and recycling outlet • see Recycling Guide for outlets	• specify contractor and landfill site • see Recycling Guide for contacts
Excavation Material	-	Left on site for reuse by owner	N/A	-
Garden Organics	-	N/A	N/A	-
Bricks	0.5	Removal From Site	To Landfill	Council Tip
Concrete	0.5	Removal From Site	To Landfill	Council Tip
Timber – Please Specify:	Minimal (offcuts)	Removal From Site	To Landfill	Council Tip
Plasterboard	1.0	N/A	Recycled by "Lafarge Plasterboards"	-
Metals – Please Specify:	Minimal (offcuts)	Removal From Site	To Landfill	Council Tip
Other – Please specify:	Minimal (Tiles, plastic, cardboard, PVC Tubing etc)	Removal From Site	To Landfill	Council Tip

Attachment 10: Colours and Materials Schedule



Attachment 11: Title Search

LAND REGISTRY SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 5523-196

SEARCH DATE	TIME	EDITION NO	DATE
25/7/2023	8:43 AM	4	12/9/2017

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP2577

FIRST SCHEDULE

MAI-WEL LIMITED (T AM718910)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 8-9 SEC. 5 IN DP2577.

*** END OF SEARCH ***

Parker Scanlon Pty Ltd PRINTED ON 25/7/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

DYE & DURHAM TERRAIN PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

Note: Information contained in this document is provided by DYE & DURHAM TERRAIN PTY LTD (ABN 35 164 894 517), https://dyedurhamterrain.com/ an approved NSW Information Broker

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D&D Terrain