



STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Premises - Exhibition Village

A REPORT PREPARED BY PIPER PLANNING FOR:

Hunter Homes

No.'s 19-23 Sanctuary Drive and 2-4 Clydesdale Street, Lochinvar

Rev A - 23/01/25



DOCUMENT NOTES

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CONTACT:

(02) 4048 0702

admin@piperplanning.com.au

PO BOX 232, Adamstown NSW 2289

www.piperplanning.com.au



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1. INTRODUCTION

This Statement of Environmental Effects (SEE) relates to the premises known as No.'s 19-21 Sanctuary Drive and 2-4 Clydesdale Street, Lochinvar. The document accompanies a Development Application for the use of four existing single dwellings as an exhibition village on behalf of Hunter homes.

The four dwellings were recently erected by way of CDC's. It is the intention of the building company to utilise these dwellings as display homes. We note previous individual Development Applications for use in this manner and Council's subsequent advice that the consolidated use for this purpose constitutes an exhibition village.

This SEE and Development Application have been prepared in response to the statutory provisions applicable to the development.



2. PROPERTY DETAILS

2.1 SUMMARY

Applicant	Piper Planning
Landowner:	Hunter Homes
Property Address:	<p>Lot 121, DP1294296, No. 19 Sanctuary Drive Lochinvar 2321</p> <p>Lot 120, DP1294296, No. 2 Clydesdale Street, Lochinvar 2321</p> <p>Lot 122, DP1294296, No. 21 Sanctuary Drive Lochinvar 2321</p> <p>Lot 119, DP1294296, No. 4 Clydesdale Street, Lochinvar 2321</p>
Zone:	R1 – General Residential
Calculations	Consolidated Lot Area: 3373m ²
Existing Improvements:	Four Single Dwellings – Under Construction



2.2 SITE CONTEXT AND EXISTING IMPROVEMENTS

The subject allotment is located in a developing sub-urban locality. The long axis of the consolidated development is oriented predominantly to the east/west and displays modified (essentially level) topography across the established building footprints. Topography outside of the building footprints is similarly modified and displays very slight fall, capable of supporting an accessible path of travel.

The consolidated development consists of four adjoining residential allotments. These allotments are benefited by recent consent for single storey, single dwelling house developments and those dwellings are currently under construction.

The allotment exists within the R1 General Residential Zone. The allotment is clear of flood affectations but is located within a bushfire prone zone (vegetation category 3) and Urban Release Area.

The overall consolidated development displays frontages to Droughtmaster Street (67m frontage width) to the north, Clydesdale Street (40m frontage) to the east and Sanctuary Drive (45m frontage) to the west. The allotments are therefore generously served in terms of frontage presentation.

The premise interfaces with similarly scaled allotments to the south, which are yet to be developed.

The sites are located approximately 1km north-east of the E1 Local Centre and 200m south of the New England Highway. An established exhibition village is located approximately 300m to the west of the site. The surrounding context consists primarily of emerging low-density residential developments. Figure 1 outlines the location of the subject site amongst the local context.

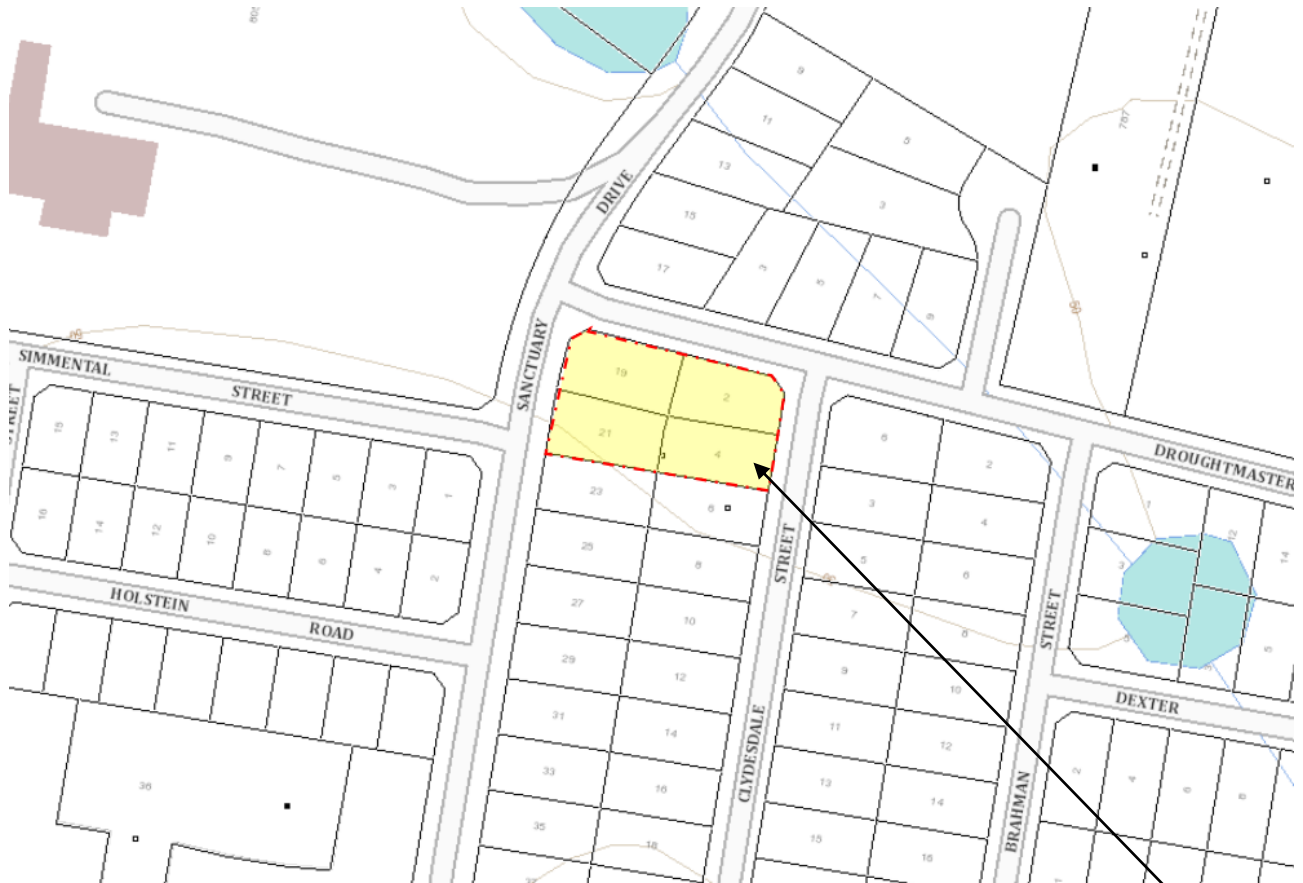


Figure 1: Subject Allotment within the broader locality

Consolidated
Development Area



3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 USE OF PREMISE AS EXHIBITION VILLAGE

The Applicant seeks Council consent to use four recently approved single dwelling houses for the purpose of an exhibition homes. The proposal does not include any physical works to the approved dwellings.

According to Council's LEP, the development is defined as:

***Exhibition home** means a dwelling built for the purpose of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed and includes any associated sales or home finance office or place used for displays*

***Exhibition Village** means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.*

The scale of the operation is fairly conservative and therefore an allocated, consolidated car park is not proposed. A sales office is proposed within the garage of the dwelling upon No. 19 Sanctuary Drive. Nominated parking is to be incorporated upon the driveways of each dwelling, within the confines of each lot. The parking spaces are intended to be marked and small signage placed upon the adjoining fencing noting the spaces are for the customers attending the village.

The development incorporates a single pylon sign for the village. In addition to that pylon sign, the proposal will incorporate a number of flag signs, fixed fencing sign (aluminium banner) and design name signage (1 per dwelling).



The premise is to be operated as an exhibition village for a period of up to 5 years. The building will be utilised for the purpose of dwelling sales within the subdivision and as an example of development suitable to the locality. It will be operated between the hours of 10am until 5pm, seven days per week. One (1) staff will be in attendance during operation. Figure 2 indicates the proposed lot layout.

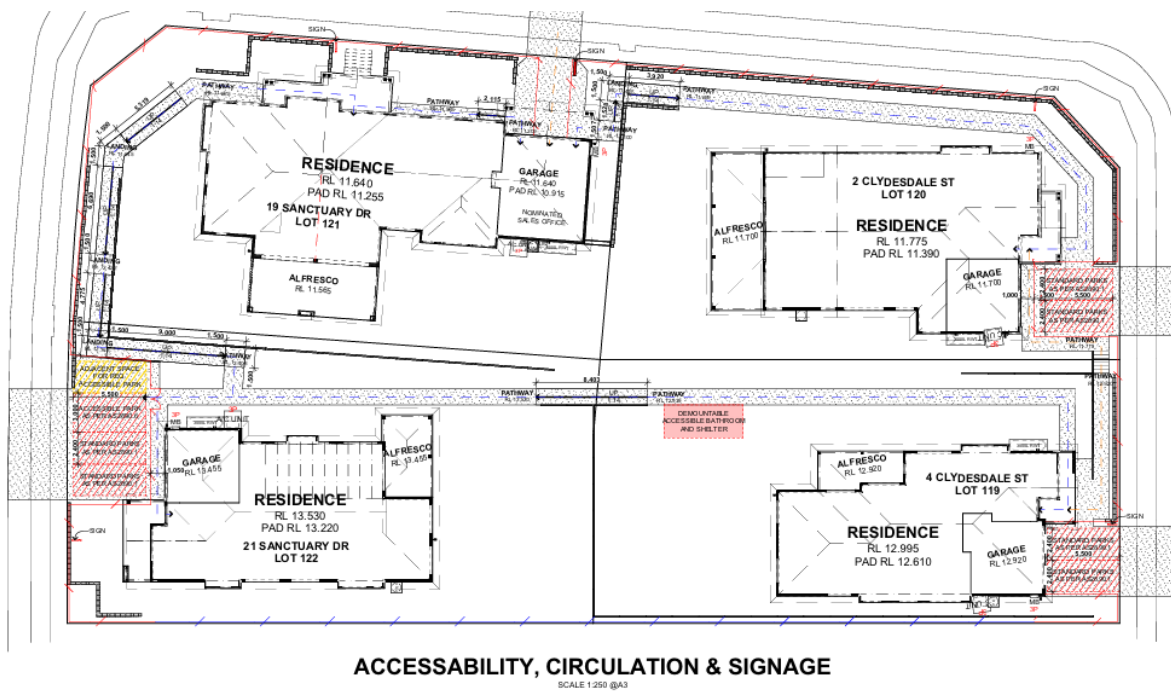


Figure 2: Indicative Lot Layout



4. ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

4.1 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The site is located in the R1 General Residential zone under the Maitland Local Environmental Plan 2011 (LEP 2011).

According to the LEP, the objectives of the Zone are:

- *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.*

Comment:

The proposed development seeks consent to use four recently approved single dwellings as exhibition homes. By way of the number of dwellings, the proposal constitutes an exhibition village.

According to the LEP, an exhibition home is defined as

***Exhibition home** means a dwelling built for the purposes of public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for the purpose is completed and includes any associated sales, or home finance office or place used for displays.*

***Exhibition Village** means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.*



The proposal seeks consent for the use of the purpose of exhibiting and marketing the builder's range of home types. The premise is to be occupied by a sales agent, within the nominated sales office. That agent is to assist with marketing the products to potential customers. On this basis, the proposal is considered to adhere to definition contained in Council's LEP.

An assessment of the proposed development against the relevant clauses of the LEP 2011 finds that the proposal supports the Zone objectives. The proposal to use the premise as an exhibition village is considered permissible within the Zone by way of it not being identified as prohibited.

The use of the premises as exhibition homes are able to be undertaken within the dwellings with minimal impact to the amenity and function of the locality. The adjoining premises are currently vacant. The operational hours are limited and reasonable and so they should not constrain the daily amenity within the adjoining premises. The allocated on site parking and street parking capacity are such that road function will not be unduly constrained.

Operation of the business would be unlikely to generate unacceptable noise levels. The hours of operation are such that do not require substantial illumination of the sites. The erection of the signage is appurtenant to the use of the premise as an exhibition home. Within that context, and given the limited extent of the signage, the signage is considered appropriate for the development and setting.

We therefore submit that the use of the premises may therefore be undertaken without constraint to the residential amenity of the locality.



Bushfire Prone Area

The subject allotment is identified as being within a 'Vegetation Category 3' according to the Planning Portal. The bushfire risk was accounted for during the CDC application process as we understand it.



4.2 MAITLAND DEVELOPMENT CONTROL PLAN 2011

The following serves as analysis of the proposed development against the pertinent chapters of the DCP;

Exhibition Homes and Villages

Location – The proposed development is located within a developing residential area. The proposed exhibition homes are low density, single dwelling forms, which are appropriate for the intended low density residential character of the locality.

Similar exhibition villages are located within the surrounding area on Tillage Drive, 300m to the west of the premises. The majority of the surrounding allotments are either unoccupied or under development. We therefore submit the proposed use of the premise as an exhibition village is consistent with the DCP provisions.

Access and Car Parking – Council’s DCP provisions allow for an exhibition village to provide a centralized car parking area within the village, with parking rate of 2 car parking spaces per exhibition home. We submit that the centralisation of parking is contemplated for more substantial villages, where the village is developed by a number of home builders.

In this instance, the development scale is extremely conservative, consisting of only four homes. As such, it is not viable, nor does it represent efficient use of the land to allocate an entire lot for the purpose of a centralised parking area.

Upon review of the proposal and in consideration to discussions with Council, the designer has elected to provide on-site car parking spaces



within the driveway hardstand areas. The parking allocation will include line marking and small signs noting the individual parking spaces for the purpose of customers of the village. The plan details seven parking spaces, which are formed consistent to the requirements of AS2890.1 (as noted on plan). The parking allocation includes one accessible space as required by Council.

Given the DCP prescribed parking rates, the development displays a one space deficiency to the modelled parking demand. We would anticipate that the proposal would mostly have very low rates of parking demand across the extent of the weekdays. It would mostly be of a weekend or fringe hours that the allocated parking spaces would be likely to be occupied. On this basis, the full extent of the modelled demand would occur at infrequent times.

As noted above, the broad site frontages (45m, 40m and 64m) provide for a significant level of on-street parking, well in excess of that typically available for standard residential lots. On this basis, it is reasonable to consider that there would regularly be capacity for the one (onsite) space deficiency to be absorbed into the available on-street parking.

The proposed scale of this exhibition village is conservative, being four single dwelling homes. While a centralised car parking space hasn't been provided, the proposed parking capacity is reasonable and commensurate with demand that would typically be required for the low scale. It is unlikely that the scale of this operation will lead to spill-over demand that could not readily be absorbed by the immediate available parking to the front of the premises or the surrounding road network. We seek merit-based consideration for this minor deviation from the DCP provisions.



Hours of Operation – The proposed hours of operation are between 10:00am and 5:00pm being consistent with the DCP provisions.

Ancillary Uses – The proposed exhibition village incorporates the ancillary sales office within the garage of No. 19 Sanctuary Drive Lochinvar.

One demountable public bathroom, serving the four exhibition homes is provided within the rear yard space of 4 Clydesdale Street consistent with the NCC rate. The scale of the operation is conservative, being four exhibition homes and therefore does not include any other ancillary uses.

Signage – The proposal includes a pylon sign in front of 19 Sanctuary Drive (being consistent to the prescribed DCP provisions).

All 4 homes display 1 x tall flag sign, 1 x design name sign and 1 x display home aluminium banner. Whilst the sign numbers exceed the very conservative allowance within the DCP, we highlight that the sizes of the signs are very conservative, with the design name signs and “display home” signs being in the order of 1m high and 600mm wide.

The signs are placed/oriented to individual frontages and so they are not observable as a group. For example, the signage for No. 21 Sanctuary are the only signs within that streetscape. A similar arrangement is achieved for No. 19 Sanctuary. Whilst technically the number of signs exceeds the prescriptive rate, they are not proliferated along the frontages in a manner that would dominate the streetscape or have an overbearing presence.

The signs are not illuminated. The advertising signage is compatible with the scale and visual amenity of the local area. The overall scale of advertising structures is conservative and should be supported on merit.



Consent Period – We would accept the operational to be limited to five years by way of Council’s conditions of consent.



5. CLAUSE 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1 OVERVIEW

In this Section, the proposed development has been assessed having regard to the relevant matters for consideration under Clause 4.15 of the Environmental Planning and Assessment Amendment Act, 1997, which a consent authority must consider in determining an application.

5.2 THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

Consideration is given to Maitland LEP 2011 in Sections 4.1.

5.3 THE PROVISION OF ANY DRAFT EPI

No Draft Instrument applies to the development.

5.4 ANY DEVELOPMENT CONTROL PLAN

Consideration of the relevant Elements of the Maitland Development Control Plan is discussed in Section 4.2.

5.5 ANY MATTERS PRESCRIBED BY THE REGULATIONS

Not applicable to this application.

5.6 LIKELY IMPACTS OF THE DEVELOPMENT

5.6.1 Context and setting

The proposed continued use of the premises for an exhibition village purpose will complement the surrounding context.



5.6.2 Public domain

The proposal will have no impact on the public domain. No external works are proposed.

5.6.3 Utilities

All installations will meet the requirements under the Australian Standards and the Building Code of Australia.

5.6.4 Social and Economic impact in the locality

The proposed development will provide impetus and vitality to the locality. The development preserves existing development densities and is therefore considered appropriate.

5.6.5 Site design and internal design

The site is considered ideal for the needs of the proposal. The design suitably responds to the attributes of the site.

5.6.6 Cumulative Impacts

The cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

5.7 SITE SUITABILITY

The subject site is considered ideal to the requirements of the Applicant. No variation to site formation or infrastructure is required.

5.8 SUBMISSIONS

The Consent Authority will need to consider any submissions received in response to the public exhibition of the proposed development.



5.9 THE PUBLIC INTEREST

There are no known Federal or State Government policy statements and/or strategies that are relevant to this case. We are not aware of any other circumstances that are relevant to the consideration of this development application.

6. CONCLUSION

The proposal is identified as Local Development under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Clause 4.15 of the Act, Maitland Local Environmental Plan 2011 and Council's policies including the Development Control Plan 2011. In this regard, it is considered that the proposal satisfies the aims and objectives as well as the prescriptive requirements of the above controls.

The proposal will provide elevation, form and style consistent to that of built form throughout the locality and in consideration of zoning objectives, the development is entirely appropriate.

As such the proposal for the use of four dwellings as exhibition homes (constituting an exhibition village) upon Lot 119, DP1294296, No. 4 Clydesdale Street Lochinvar, Lot 120, DP1294296, No. 2 Clydesdale Street Lochinvar, Lot 121, DP1294296, No. 19 Sanctuary Drive, and Lot 122, DP1294296, No. 19 Sanctuary Drive Lochinvar 2321 is an appropriate response to context setting and planning instruments. Approval is recommended.