

## **Proposed Farm Stay Accommodation at 38 Pipeclay Lane, Mudgee**

It is intended to construct two accommodation units on the property to cater for the growing tourist trade in the Mudgee area. One building will be constructed initially, and if successful, then the second building will be constructed.

Both buildings will be the same dimension, that is 9 meters long and 4 meters wide, with a verandah running along the northern side 2.5 meters wide.

Buildings will be timber framed wall, built to Australian standards, clad with steel Trimdeck cladding, Colour Monument (see photos)

Each building will consist of a bedroom including kitchenette, breakfast bar and lounge. On the western side will be a bathroom consisting of shower, toilet and wash basin.

On the western end of the buildings will be a 10,000-liter rainwater tank that will supply water to each building via a pressure pump. The situation of the tank will also shade the buildings from late afternoon sun

Sewage treatment will be via the existing "Enviro Cycle" that is already on the property and caters for the needs of the farmhouse

Stormwater is not considered a concern as the buildings are reasonably flat land, all roof runoff will be contained in tanks, and the driveways and car parks will be well graveled.

Flooding is not considered a risk as the buildings are around 200 meters from Pipeclay Creek in a straight line, but some 20 meters in elevation above top flood level.

Fire protection will include the following measures: This is a low-risk fire rating area, all grass will be regularly mowed, no trees within 20 meters of the buildings, buildings will be surrounded by gravel driveways and carparking areas, gravel skirt 1 meter wide will be surrounding each building, outdoor tap with hose attached, fire extinguisher in kitchenette and Bar BQ area of each building, smoke alarms to Australian standards fitted.