



PORT MACQUARIE-HASTINGS  
COUNCIL



# Development Assessment Panel

## Business Paper

**date of meeting:** Wednesday 26 July 2017

**location:** Function Room  
Port Macquarie-Hastings Council  
17 Burrawan Street  
Port Macquarie

**time:** 2:00pm

**Note:** Council is distributing this agenda on the strict understanding that the publication and/or announcement of any material from the Paper before the meeting not be such as to presume the outcome of consideration of the matters thereon.

## **Development Assessment Panel**

### **CHARTER**

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#### **COMPOSITION:**

Independent Chair (alternate, Director Development & Environment)  
Manager Development Assessment (alternate, Director Development & Environment or  
Development Assessment Planner)  
Development Engineering Coordinator (alternate, Development Engineer)

#### **MISSION:**

To assist in managing Council's development assessment function by providing independent and expert assessment of development applications

The Development Assessment Panel will make determinations on the basis of established criteria and practice and will not be influenced by "lobbying" and "weight of numbers" in its assessment process.

#### **FUNCTIONS:**

1. To review development application reports and conditions
2. To determine development applications outside of staff delegations
3. To refer development applications to Council for determination where necessary
4. To provide a forum for objectors and applicants to make submissions on applications before DAP.
5. To maintain transparency for the determination of development applications.

#### **DELEGATED AUTHORITY:**

1. Pursuant to Section 377 of the Local Government Act, 1993 delegation to:
2. Determine development applications under Part 4 of the Environmental Planning and Assessment Act 1979 having regard to the relevant environmental planning instruments, development control plans and Council policies.
3. Vary Modify or release restrictions as to use and/or covenants created by Section 88B instruments under the Conveyancing Act 1919 in relation to development applications for subdivisions being considered by the panel.
4. Determine Koala Plans of Management under State Environmental Planning Policy 44 - Koala Habitat Protection associated with development applications being considered by the Panel.

#### **TIMETABLE:**

The Development Assessment Panel shall generally meet on the 1st and 3rd Wednesday each month at 2.00pm.

#### **VENUE:**

The venue will be determined according to the likely number of participants.

#### **BUSINESS PAPER AND MINUTES:**

1. The Business Paper for the meeting shall be published and distributed on the Friday prior to the meeting.
2. Special Meetings of the Panel may be convened by the Director Development & Environment Services with three (3) days notice.
3. The format of the preparation and publishing of the Business Paper and Minutes of the Development Assessment Panel meetings shall be similar to the format for Ordinary Council Meetings, except that the movers and seconders shall not be recorded and only the actual decisions are shown. Minutes shall also record how each member votes for each item before the Panel.

#### **FORMAT OF THE MEETING:**

1. Panel meetings shall be carried out in accordance with Council's Code of Meeting Practice for Council Sub-Committees, except where varied by this Charter.
2. Meetings shall be "Open" to the public.
3. The Panel will hear from applicants and objectors or their representatives. Where considered necessary, the Panel will conduct site inspections which will be open to the public.

#### **INDEPENDENT CHAIR:**

The Chair of the Development Assessment Panel shall be an independent person appointed by the General Manager. The Independent Chair shall have experience and qualifications relevant to planning. The term of the Independent Chair shall be four (4) years.

#### **QUORUM:**

All members must be present at the Meeting to form a Quorum.

#### **DECISION MAKING:**

Decisions are to be made by the Development Assessment Panel by "consensus". Where "consensus" is not possible, the matter is to be referred to Council.

All development applications involving a variation to a development standard greater than 10% under Clause 4.6 of the Port Macquarie-Hastings Local Environmental Plan 2011 will be considered by the Panel and recommendation made to the Council for determination.

Staff Members shall not vote on matters before the Panel if they have been the principle author of the development assessment report.

#### **LOBBYING:**

Outside of scheduled Development Assessment Panel meetings, applicants, their representatives, Councillors, Council staff and the general public are not to lobby Panel members via meetings, telephone conversations, correspondence and the like. Adequate opportunity will be provided at Panel inspections or meetings for applicants, their representatives and the general public to make verbal submissions in relation to Business Paper items.

#### **OBLIGATIONS OF PANEL MEMBERS:**

All DAP members are required to comply with the following:

1. Members must perform their Development Assessment Panel obligations faithfully and diligently and in accordance with the DAP Code.
2. DAP members must comply with Council's Code of Conduct.
3. Except as required to properly perform their duties, DAP members must not disclose any confidential information (as advised by Council) obtained in connection with the DAP functions.
4. DAP members will have read and be familiar with the documents and information provided by Council prior to attending a DAP meeting.
5. DAP members must act in accordance with Council's Occupational Health and Safety Policies and Procedures
6. DAP members shall not speak to the media on any matter before the Panel otherwise than with the express approval of the Director Development & Environment Services.

## Development Assessment Panel

### ATTENDANCE REGISTER

Member	10/05/17	24/05/17	14/06/17	28/06/17	12/07/17
Paul Drake Matt Rogers (alternate)	✓	✓	✓	✓	✓
Dan Croft Patrick Galbraith-Robertson Warren Wisemantel (alternates)	✓	✓	✓	✓	✓
David Troemel Caroline Horan (alternate) Bevan Crofts (alternate) Grant Burge (alternate)	✓	✓	✓	A  ✓	A  ✓

**Key:** ✓ = Present

A = Absent With Apology

X = Absent Without Apology

# Development Assessment Panel Meeting

Wednesday 26 July 2017

## Items of Business

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**Item: 01****Subject: ACKNOWLEDGEMENT OF COUNTRY**

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"I acknowledge that we are gathered on Birpai Land. I pay respect to the Birpai Elders both past and present. I also extend that respect to all other Aboriginal and Torres Strait Islander people present."

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**Item: 02****Subject: APOLOGIES**

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**RECOMMENDATION**

That the apologies received be accepted.

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**Item: 03****Subject: CONFIRMATION OF PREVIOUS MINUTES**

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**RECOMMENDATION**

That the Minutes of the Development Assessment Panel Meeting held on 12 July 2017 be confirmed.



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**PRESENT**

***Members:***

Paul Drake  
Dan Croft  
Grant Burge

***Other Attendees:***

Warren Wisemantel  
Fiona Tierney  
Ben Roberts

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The meeting opened at 2:00pm.

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**01 ACKNOWLEDGEMENT OF COUNTRY**

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The Acknowledgement of Country was delivered.

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**02 APOLOGIES**

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CONSENSUS:

That the apology received from David Troemel be accepted.

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**03 CONFIRMATION OF MINUTES**

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CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 28 June 2017 be confirmed.

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**04 DISCLOSURES OF INTEREST**

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There were no disclosures of interest presented.

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**05 DA2017 - 306.1 ALTERATIONS AND ADDITIONS TO DWELLING - LOT 88 DP 260441, NO 7 TALBINGO PLACE PORT MACQUARIE**

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Speakers:

Lisa Morel (o)

Rob Beukers (applicant)

CONSENSUS:

That DA 2017 - 306.1 for alterations and additions to dwelling at Lot 88, DP260441, No. 7 Talbingo Place Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section B of the consent to read: 'Prior to release of the Construction Certificate, plans are to be provided to the principal certifying authority providing for windows in the proposed rumpus room with a minimum sill height of 1.5m above floor level.'

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**06 DA2017 - 132.1 ALTERATIONS AND ADDITIONS TO VETERINARY HOSPITAL - LOT 1 DP 981233, 206 OXLEY HIGHWAY, PORT MACQUARIE**

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Speakers:

Anne Burges (o)

David Pensini (applicant)

Derek Collins (applicant)

CONSENSUS:

That DA 2017-132.1 for alterations and additions to veterinary hospital at Lot 1, DP 981233, No. 206 Oxley Highway, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Amend condition A(2) as follows: 'Parking for the premises is to be provided as follows:  
A minimum of eight (8) parking spaces is provided onsite, comprising three (3) parking spaces at the rear of the site (behind the onsite residence) for staff and at least five (5) parking spaces at the front of the site, allocated for clients of the premises. The client spaces are to be line marked and comply with the design standards of AS2890 for parking, access and safety.'
- Amend condition E(6) point a to read 'The existing poly pipeline attached to the fence is to be relocated so it is not attached to the fence and fixed in a manner that prevents adverse noise impact.'

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**07     DA2017 - 282.1 DWELLING - LOT 54 DP 1226839, NO 47 SUMMER CIRCUIT LAKE CATHIE**

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Speakers:  
Stephen Bottle (o)  
James Collins (applicant)

**CONSENSUS:**

That DA2017 – 282.1 for a dwelling at Lot 54, DP 1226839, No. 47 Summer Circuit Lake Cathie, be determined by granting consent subject to the recommended conditions.

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**08     DA2017 - 284.1 ALTERATIONS AND ADDITIONS TO DWELLING - LOT 6 DP 862732, NO 12 ELKHORN GROVE, PORT MACQUARIE**

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James Capner (o)  
Robert Smallwood (applicant)

**CONSENSUS:**

That DA2017 – 284.1 for alterations and additions to dwelling at Lot 6, DP862732, No. 12 Elkhorn Grove, Port Macquarie be determined by granting consent subject to the recommended conditions and as amended below:

- Amend condition E(4) to read: 'A non-climbable screen is to be constructed between the caravan port slab and the boundary fence achieving a minimum height of 1.8m above the caravan port slab level. The screen is to extend for the full length of the caravan port slab adjacent to the boundary and is to meet the minimum privacy screen standards (in terms of transparency) outlined in State Environmental Planning Policy (exempt and complying development codes) 2008.
- Amend Condition A1 to include a sentence at the end stating: ' This consent permits the staging of the development to enable the deck roof as stage 1 and the caravan port as stage 2. The required building certificate is only required for the Stage 2 (caravan port) construction certificate.'

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**09 DA2017 - 290.1 2 LOT SUBDIVISION - LOT 85 DP 204600 NO 28 WAUGH ST,  
WAUCHOPE**

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Speakers:

Ian Conley (o)

Mark Grounds (applicant)

**CONSENSUS:**

That DA 2017 – 290.1 for a two lot subdivision at Lot 85, DP 204600, No. 28 Waugh Street, Wauchope, be determined by granting consent subject to the recommended conditions and as amended below:

- Amend condition E(13) to read: 'The existing carport on proposed Lot 2 is to be demolished prior to release of the Subdivision Certificate. The subdivision certificate is to demonstrate that a minimum of 900m setback is provided to the existing dwelling to the proposed boundary between lots 1 and 2.'

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**10 DA2017 - 299.1 DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION - LOT  
55 DP 807508, NO.2 HART STREET, PORT MACQUARIE**

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**CONSENSUS:**

That DA 2017 - 299 for a Dual Occupancy and Torrens Title Subdivision at Lot 55, DP 807508, No. 2 Hart Street, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section B of the consent to read: 'Augmentation is required Council sewer on Lot 1, DP 807508 to service the development. Owner's consent shall be provided to the Council or Accredited Certifier with any Section 68 application and/or Construction Certificate application for subdivision works for to construct works on Lot 1, DP 807508. Where owner's consent is not obtained, the applicant shall make arrangements with Council, as the Water Authority, to service the development for sewer at no Cost to Council.'

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**11 GENERAL BUSINESS**

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Nil.

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The meeting closed at 3:33pm.

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Item: 04  
Subject: DISCLOSURES OF INTEREST

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**RECOMMENDATION**

That Disclosures of Interest be presented

**DISCLOSURE OF INTEREST DECLARATION**

Name of Meeting: .....

Meeting Date: .....

Item Number: .....

Subject: .....  
.....

I, ..... declare the following interest:

☐**Pecuniary:**

Take no part in the consideration and voting and be out of sight of the meeting.

☐**Non-Pecuniary - Significant Interest:**

Take no part in the consideration and voting and be out of sight of the meeting.

☐**Non-Pecuniary - Less than Significant Interest:**

May participate in consideration and voting.

For the reason that: .....

.....

Name: .....

Signed: ..... Date: .....

*(Further explanation is provided on the next page)*

**Further Explanation**

(Local Government Act and Code of Conduct)

A conflict of interest exists where a reasonable and informed person would perceive that a Council official could be influenced by a private interest when carrying out their public duty. Interests can be of two types: pecuniary or non-pecuniary.

All interests, whether pecuniary or non-pecuniary are required to be fully disclosed and in writing.

**Pecuniary Interest**

A pecuniary interest is an interest that a Council official has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the Council official. (section 442)

A Council official will also be taken to have a pecuniary interest in a matter if that Council official's spouse or de facto partner or a relative of the Council official or a partner or employer of the Council official, or a company or other body of which the Council official, or a nominee, partner or employer of the Council official is a member, has a pecuniary interest in the matter. (section 443)

The Council official must not take part in the consideration or voting on the matter and leave and be out of sight of the meeting. The Council official must not be present at, or in sight of, the meeting of the Council at any time during which the matter is being considered or discussed, or at any time during which the council is voting on any question in relation to the matter. (section 451)

**Non-Pecuniary**

A non-pecuniary interest is an interest that is private or personal that the Council official has that does not amount to a pecuniary interest as defined in the Act.

Non-pecuniary interests commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.

The political views of a Councillor do not constitute a private interest.

The management of a non-pecuniary interest will depend on whether or not it is significant.

***Non Pecuniary – Significant Interest***

As a general rule, a non-pecuniary conflict of interest will be significant where a matter does not raise a pecuniary interest, but it involves:

- (a) A relationship between a Council official and another person that is particularly close, for example, parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the Council official or of the Council official's spouse, current or former spouse or partner, de facto or other person living in the same household.
- (b) Other relationships that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
- (c) An affiliation between a Council official an organisation, sporting body, club, corporation or association that is particularly strong.

If a Council official declares a non-pecuniary significant interest it must be managed in one of two ways:

1. Remove the source of the conflict, by relinquishing or divesting the interest that creates the conflict, or reallocating the conflicting duties to another Council official.
2. Have no involvement in the matter, by taking no part in the consideration or voting on the matter and leave and be out of sight of the meeting, as if the provisions in section 451(2) apply.

***Non Pecuniary – Less than Significant Interest***

If a Council official has declared a non-pecuniary less than significant interest and it does not require further action, they must provide an explanation of why they consider that the conflict does not require further action in the circumstances.

## SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

<b>By</b> <i>[insert full name of councillor]</i>	
<b>In the matter of</b> <i>[insert name of environmental planning instrument]</i>	
<b>Which is to be considered at a meeting of the</b> <i>[insert name of meeting]</i>	
<b>Held on</b> <i>[insert date of meeting]</i>	
<b>PECUNIARY INTEREST</b>	
Address of land in which councillor or an associated person, company or body has a proprietary interest ( <i>the <b>identified land</b></i> )	
Relationship of identified land to councillor [Tick or cross one box.]	<input type="checkbox"/> Councillor has interest in the land (e.g. is owner or has other interest arising out of a mortgage, lease trust, option or contract, or otherwise).  <input type="checkbox"/> Associated person of councillor has interest in the land.  <input type="checkbox"/> Associated company or body of councillor has interest in the land.
<b>MATTER GIVING RISE TO PECUNIARY INTEREST</b>	
Nature of land that is subject to a change in zone/planning control by proposed LEP ( <i>the <b>subject land</b></i> ) <sup>iii</sup> [Tick or cross one box]	<input type="checkbox"/> The identified land.  <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	
Proposed change of zone/planning control [Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]	
Effect of proposed change of zone/planning control on councillor [Tick or cross one box]	<input type="checkbox"/> Appreciable financial gain.  <input type="checkbox"/> Appreciable financial loss.

Councillor's Name: .....

Councillor's Signature: ..... Date: .....

**Important Information**

This information is being collected for the purpose of making a special disclosure of pecuniary interests under sections 451 (4) and (5) of the *Local Government Act 1993*. You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints made about contraventions of these requirements may be referred by the Director-General to the Local Government Pecuniary Interest and Disciplinary Tribunal.

This form must be completed by you before the commencement of the council or council committee meeting in respect of which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

- 
- i. Section **443** (1) of the *Local Government Act 1993* provides that you may have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative<sup>iv</sup> or because your business partner or employer has a pecuniary interest. You may also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.
  - ii. Section **442** of the *Local Government Act 1993* provides that a **pecuniary interest** is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter or if the interest is of a kind specified in section **448** of that Act (for example, an interest as an elector or as a ratepayer or person liable to pay a charge).
  - iii. A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in section **443** (1) (b) or (c) of the *Local Government Act 1993* has a proprietary interest..
  - iv. **Relative** is defined by the *Local Government Act 1993* as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

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**Item:** 05

**Subject:** DA2017 - 415 ALTERATIONS AND ADDITIONS TO DWELLING AND CONSTRUCTION OF COMMERCIAL PREMISES - LOT 2 DP 776806, NO 5 LAURIE STREET, LAURIETON

**Report Author:** Fiona Tierney

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**Applicant:** McNeil Architects

**Owner:** W Lang

**Estimated Cost:** \$500,000

**Parcel no:** 12032

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### **Alignment with Delivery Program**

4.3.1 Undertake transparent and efficient development assessment in accordance with relevant legislation.

### **RECOMMENDATION**

**That DA 2017 - 415 for alterations and additions to existing dwelling and construction of commercial premises at Lot 2, DP 776806, No. 5 Laurie Street, Laurieton, be determined by granting consent subject to the recommended conditions.**

### **Executive Summary**

This report considers a development application for alterations and additions to a dwelling and construction of a commercial premises at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition of the application, 11 submissions have been received.

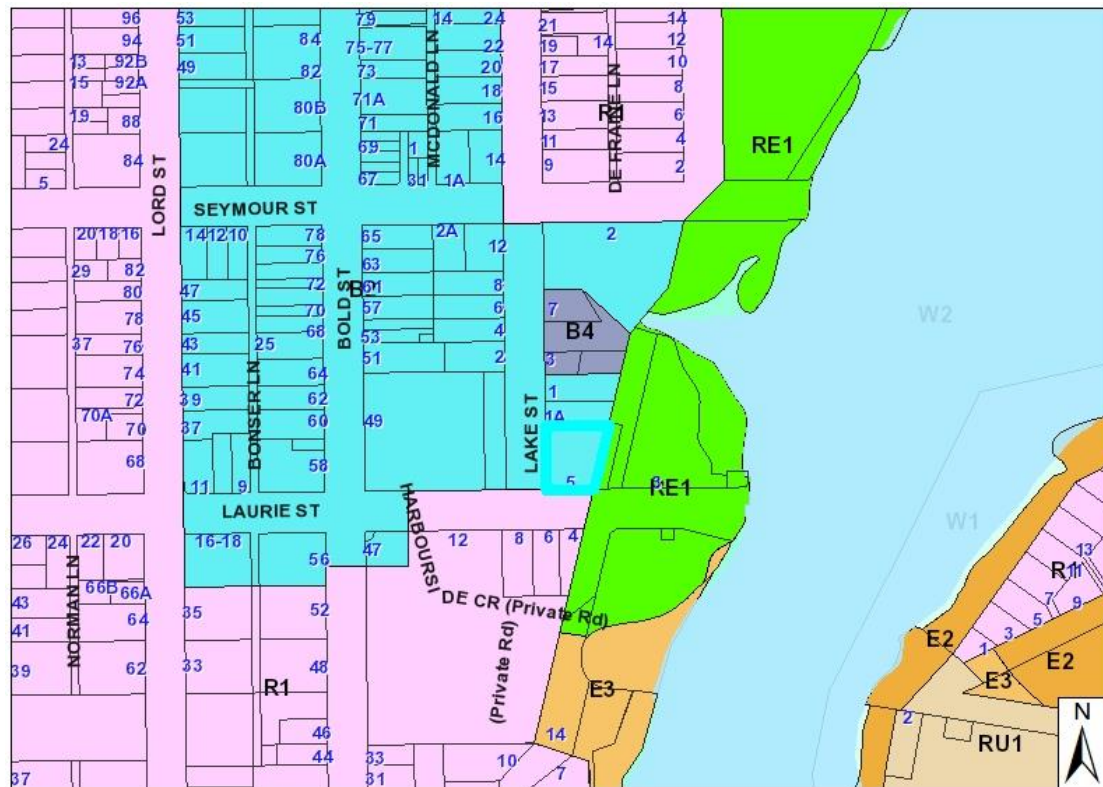
## **1. BACKGROUND**

### **Existing sites features and Surrounding development**

The site has an area of 2028m<sup>2</sup>.

The site is zoned B2-Local Centre in accordance with the Port Macquarie-Hastings Local Environmental Plan 2011, as shown in the following zoning plan:





The existing subdivision pattern and location of existing development within the locality is shown in the following aerial photograph:



## 2. DESCRIPTION OF DEVELOPMENT

Key aspects of the proposal include the following:

- Demolition of the existing toilet block and shed outbuildings;
- Alterations and additions to existing dwelling
- Construction of detached garage
- Construction of commercial/retail development facing Bold St. including signage and off-street car parking.
- Staged Development

Refer to attachments at the end of this report.

### **Application Chronology**

- 14 March- Initial meeting with Council's Heritage advisor
- 17 May 2017 - Application lodged.
- 30 May 2017 to 13 June 2017 - Application notified to neighbours.
- 14 June 2017 to 30 June 2017 Notification period further extended.

## **3. STATUTORY ASSESSMENT**

### **Section 79C(1) Matters for Consideration**

In determining the application, Council is required to take into consideration the following matters as are relevant to the development that apply to the land to which the development application relates:

- (a) The provisions (where applicable) of:**  
**(i) any Environmental Planning Instrument:**

#### **State Environmental Planning Policy No. 55 – Remediation of Land**

Following an inspection of the site and a search of Council records, the subject land is not identified as being potentially contaminated and is suitable for the intended use.

#### **State Environmental Planning Policy No. 62 – Sustainable Aquaculture**

Given the nature of the proposed development and proposed stormwater controls the proposal will be unlikely to have any adverse impact on existing aquaculture industries within the Camden Haven River.

#### **State Environmental Planning Policy No. 64 – Advertising and Signage**

The proposed development does not include proposed advertising signage- separate application will be required to be made with each first use application.

#### **State Environmental Planning Policy No. 71 – Coastal Protection and Clause 5.5 of Port Macquarie-Hastings Local Environmental Plan 2011**

The site is located within a coastal zone noting clause 4 of the SEPP.

In accordance with clause 5, this SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

Having regard for clauses 2, 8 and 12 to 16 of the SEPP and clause 5.5 of the PMH LEP 2011, the proposed development will not result in any of the following:

- a) any restricted access (or opportunities for access) to the foreshore
- b) any adverse amenity impacts along the foreshore and on the scenic qualities of the coast;
- c) any adverse impacts on flora and fauna;

- d) the development being subject to any adverse coastal processes or hazards;
- e) any significant conflict between water and land based users of the area;
- f) any adverse impacts on any items of archaeological/heritage;
- g) reduction in the quality of the natural water bodies in the locality (due to effluent & stormwater disposal, construction impacts, landuse conflicts);
- h) adverse cumulative impacts on the environment;
- i) a form of development that is unsustainable in water and energy demands;
- j) development relying on flexible zone provisions.

The site is predominately cleared and located within an area zoned for business purposes.

### **Port Macquarie-Hastings Local Environmental Plan 2011**

The proposal is consistent with the LEP having regard to the following:

- Clause 2.2, the subject site is zoned B2 Local Centre. In accordance with clause 2.3(1) and the B2 zone landuse table, the proposed development for a commercial premises is a permissible landuse with consent. In relation to the additions to the existing dwelling it is noted that single dwellings are prohibited in the B2 zone. However, 'existing use rights' for the purpose of a dwelling is enjoyed noting that the dwelling has been in existence prior to current planning controls.

The objectives of the B2 zone are as follows:

- To provide a wide range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure new developments make a positive contribution to the streetscape and contribute to a safe public environment.

In accordance with Clause 2.3(2), the proposal is consistent with the zone objectives having regard to the following:

- The proposal is a permissible landuse;
  - The development would provide additional services and employment opportunities in an accessible location meet the needs of the community.
  - The proposal has been designed to have regard to the heritage values on the site whilst still positively addresses the public domain.
- Clause 2.7, the demolition requires consent as it does not fit within the provisions of SEPP (Exempt and Complying Development Codes) 2008.
  - 
  - Clause 4.3, the maximum overall height of the building above ground level (existing) is 5.5m which complies with the standard height limit of 8.5m applying to the site.
  - 
  - Clause 4.4, the floor space ratio of the proposal is 0.19:1 which complies with the maximum 1.00:1 floor space ratio applying to the site.
  - 
  - Clause 5.5 - Development within the coastal zone - relevant objectives of this clause are addressed by SEPP 71 section (see above).
  -



- Clause 5.10 – Heritage. In the course of the design for this work being developed the applicant and owner have had several meetings with Council's Heritage Advisor to give direction and guidance. The initial meeting was to identify the best ways in which to respectfully add to the residence to make it a viable and appropriate dwelling for contemporary times. Council's Heritage Advisor has made the following assessment of the proposal:

*'The architect and owners adopted much of the Heritage Advisors' advice. The development design process has been consultative. The retail component of the proposal, referred to as Stage 3, along with the Garage as Stage 2, were discussed in principle, with my advice being that the Garage should reference the Post Office building with a gable end, anchoring the western end of the site.*

*The retail should be low, simple and not adopting "heritage" forms, but being low key contemporary buildings. I believe that they have achieved this, with adequate separation from the PO to the retail building, parking being concealed at the rear of the building, and a disabled toilet being provided for all retail tenanted facilities on the site as would be required by the Building Code of Australia. It necessitated the loss of the outside closet building, which could be moved elsewhere on the site if possible. In all, I am satisfied with the proposal and its form and response to the heritage character of the site.*

*The site has, but for the hairdresser, been unoccupied and underutilized for many years. It is to the building's and site's advantage to be again occupied and activated. I have reservations as to the viability of retail tenancies in this location, however my understanding is that it is a permissible use in this locality.*

*The proposed staging of the development reflects a pensive approach to the whole development, which is a reasonable approach. My attention goes to the current Lake Street elevations of the property and the positive potential that activating of the street edge has in the Laurieton town centre. The proposed Garage makes direct reference to the architectural and stylistic language of the existing heritage buildings and particularly the Post Office. It has been designed following Council consultations and the finished proposal is a reflection of the advice they were given. The side elevation of the Postmaster's residence will be shielded from Bold Street as a result of the retail development. This is a good thing for the occupants of the residence in providing privacy to their yard. It also masks the additions to the residence, even though they are completely congruent with the form and character of the building.*

*The retail development is simple, low scale, and well distanced from the former Post office, and is considered to be an appropriate contemporary intervention. The suspension system of awning support is different but in execution will be, I believe, a lightweight and barely perceptible element in the development.*

*The colour scheme and materials selection for the retail section of the development need to be clarified. The Residence is being painted in the same colours as is at present and in weatherboard cladding to my understanding. This is an appropriate result.*

*My advice is that the proposal in all stages is a positive intervention into Laurieton and is respectful of the heritage buildings and responds appropriately to the form, scale and materiality of the extant buildings. The site does not contain or adjoin any known heritage items or sites of significance.'*

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Clause 7.13, satisfactory arrangements are in place for provision of essential services including water supply, electricity supply, sewer infrastructure, stormwater drainage and suitable road access to service the development.

(ii) Any draft instruments that apply to the site or are on exhibition:

No draft instruments apply to the site

(iii) any Development Control Plan in force:

**Port Macquarie-Hastings Development Control Plan 2013**

<b>DCP 2013: General Provisions</b>			
<b>DCP Objective</b>	<b>Development Provisions</b>	<b>Proposed</b>	<b>Complies</b>
2.7.2.2	Design addresses generic principles of Crime Prevention Through Environmental Design guideline: <ul style="list-style-type: none"> <li>Casual surveillance and sightlines</li> <li>Land use mix and activity generators</li> <li>Definition of use and ownership</li> <li>Lighting</li> <li>Way finding</li> <li>Predictable routes and entrapment locations</li> </ul>	The proposed development will be unlikely to create any concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area.	Yes
2.3.3.1	Cut and fill 1.0m max. 1m outside the perimeter of the external building walls	Less than 1m of cut or fill proposed outside building walls.	Yes
2.3.3.8 onwards	Removal of hollow bearing trees	None proposed to be removed.	Yes
2.6.3.1	Tree removal (3m or higher with 100mm diameter trunk and 3m outside dwelling footprint)		N/A
2.4.3	Bushfire risk, Acid sulphate soils, Flooding, Contamination, Airspace protection, Noise and Stormwater	Refer to main body of report.	
2.5.3.2	New accesses not permitted from arterial or distributor roads. Existing accesses rationalised or removed where practical	Access from local road.	Yes
	Driveway crossing/s minimal in number and width including maximising street parking	Single driveway crossing of acceptable width.	Yes
2.5.3.3	Off-street parking in	Table 2.5.1 1 Space per	Yes

	accordance with Table 2.5.1. (Provision to consider reduced parking where supported by parking demand study)	30m2 gross leaseable floor area. The proposal includes 120m2 commercial floor area therefore 4 spaces are required.  A total of 4 off-street parking spaces are proposed- one of which is accessible.  Existing shop (old post office building) does not have formal parking provided but space available in existing driveway and street (status quo remains).	
2.5.3.7	Parking layout in accordance with AS/NZS 2890.1 and AS/NZS 2890.2	Parking layout capable of complying. Conditions recommended requiring certification at Construction Certificate and Occupation Certificate stage.	Yes
	Parking spaces generally located behind building line	Parking area located behind commercial component.	Yes
2.5.3.8	Accessible parking provided in accordance with AS/NZS 2890.1, AS/NZS 2890.2 and AS 1428	One accessible space proposed.	Yes
2.5.3.11	Section 94 contributions	Refer to main body of report.	
2.5.3.12 and 2.5.3.13	Landscaping of parking areas	Perimeter landscaping of the parking area is possible with the layout. Internal tree planting not considered necessary for the scale of the parking area.	Yes
2.5.3.14	Sealed driveway surfaces unless justified	Concrete.	Yes
2.5.3.15	Driveway grades for first 6m of 'parking area' shall be 5% grade (Note AS/NZS 2890.1 allows for steeper grades)	Capable of complying.	Yes
2.5.3.16	Transitional grades min. 2m length	Capable of complying.	Yes
2.5.3.17	Parking areas to be		Yes

	designed to avoid concentrations of water runoff on the surface.		
	No direct discharge to K&G or swale drain		Yes

**(iiia) any planning agreement that has been entered into under Section 93f or any draft planning agreement that a developer has offered to enter into under Section 93f:**

No planning agreement has been offered or entered into relating to the site.

**iv) any matters prescribed by the Regulations:**

**New South Wales Coastal Policy:**

The proposed development is consistent with the objectives and strategic actions of this policy. See comments under SEPP No. 71 earlier in this report.

**Demolition of buildings AS 2601:**

Demolition of the existing buildings on the site is capable of compliance with this Australian Standard and is recommended to be conditioned.

**v) any coastal zone management plan (within the meaning of the [Coastal Protection Act 1979](#)), that apply to the land to which the development application relates:**

No Coastal Zone Management Plan applies to the subject site.

**(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, social and economic impacts in the locality:**

The site has a street frontage orientation to Lake Street (Commercial component) and Laurie Street (Residential component).

Adjoining the site to the north is a Telstra Facility. Adjoining the site to the east is a public swimming pool facility. Adjoining the site to the south are one and two storey dwellings on the southern side of Laurie Street. Adjoining the site to the west is Laurieton Public School.

The broader locality includes a substantial number of community uses including the swimming pool, school and movie theatre. The proposal is considered to be compatible with other residential, community and business development in the locality and adequately addresses planning controls for the area.

The proposal will be unlikely to have any adverse impacts to existing adjoining properties and satisfactorily addresses the public domain.

The proposal does not have a significant adverse impact on existing view sharing.

The proposal does not have significant adverse lighting impacts.

There are no significant adverse privacy impacts.

There are no adverse overshadowing impacts. The proposal does not prevent adjoining properties from receiving 3 hours of sunlight to private open space and primary living areas on 21 June.

**Roads**

The site has road frontage to Lake Street and Laurie Street, both of which are Council-owned and maintained roads.

Lake Street is denoted as an urban collector road, with a carriageway width of approximately 11-12m within a 30m wide reserve. The site frontage (eastern side of road) is bordered by upright (SA) type kerb and gutter, while the western side has a sealed shoulder draining to a grass swale.

Laurie Street is similarly 12m wide within a 30m wide reserve, although it is classified as a commercial road to the west of the site, transitioning to a local street classification from the site and east. Both sides of Laurie Street have upright (SA) type kerb and gutter.

Within Laurie Street exists a concrete footpath. The proposal has included details of a new concrete footpath to be constructed from the intersection of Laurie and Lake Streets north along the frontage of the site and new commercial tenancies. This work is required by Council's footpath for developments policy due to the likely intensification of pedestrians.

**Traffic and Transport**

The site is currently comprised of a single dwelling (the Postmaster's House) and a small commercial tenancy (the old Post Office).

The proposal is to construct 120 square metres of new commercial floor area (two shop tenancies). Traffic generation rates for this type of use vary widely depending on a range of factors. The location would be expected to generate a lower traffic count than those that RMS have provided in the *Guide to Traffic Generating Developments* 2002, which are based on data from Sydney. The rate the Guide provides for slow trade retail is 10.7 peak hour vehicle trips per 100sqm GFA, or 56 daily vehicle trips per 100sqm GFA. For the development proposal this equates to a total of 13 trips during the peak hour (for retail this is likely to be Saturdays around lunch), and 67 trips daily.

The proposal also represents a 62 square metre addition in floor area for the dwelling. Because additional residents (1 new bedroom) will still reside in the same dwelling, the increase in traffic associated with this addition is considered not significant.

The traffic associated with the development is unlikely to have adverse impacts to the existing road network within the immediate locality.

**Site Frontage & Access**

Vehicle access from Lake Street to the site is proposed through a new driveway shared by the residential garage and the commercial carpark. Access shall comply with Council AUSPEC and Australian Standards, and conditions have been imposed to reflect these requirements.

**Parking and Manoeuvring**

A total of 4 new parking spaces (including one accessibility space and shared area) are proposed in connection with the new commercial floor area. Council's Development Control Plan requires that onsite parking is to be provided at a rate of 1



per 30 square metres for general commercial or retail uses, which for 120 sqm equates to 4 spaces.

2 parking spaces have been provided on-site within a new garage for the dwelling. The DCP minimum requirement is 1 space per dwelling.

Parking and driveway widths on site can comply with relevant Australian Standards (AS 2890) and conditions have been imposed to reflect these requirements.

Due to the type of development, car park circulation is required to enable vehicles to enter and exit the site in a forward manner. Site plans show adequate area is available and conditions have been imposed to reflect these requirements.

Refer to relevant conditions of consent.

### **Water Supply Connection**

Council records indicate that the existing development site has a 20mm metered water service which requires disconnection. The proposed development shall require a 25mm metered water service with RPZ backflow protection at the boundary. Final water service sizing will need to be determined by a hydraulic consultant to suit the domestic and commercial components of the development, as well as fire service and backflow protection requirements.

A sectional detail of the proposed driveway is required detailing the exact location of the water main and the depth of the water main. The details shall include the cover provided to the water main in relation to the heavy duty pavement. The existing water main is asbestos cement and shall require replacement along the proposed driveway section in accordance with Aus-Spec subject to the cover requirements. Design details shall be provided as part of the Section 68 and Section 138 applications.

Detailed plans will be required to be submitted for assessment with the Section 68 application.

### **Sewer Connection**

Council records indicate that the development site will be connected to sewer via a junction connection to the sewer main located in the north eastern corner of the lot. Detailed plans will be required to be submitted for assessment with the S.68 application.

### **Stormwater**

The site naturally grades towards the east. Existing drainage arrangements are not shown in Council's mapping system.

The legal point of discharge for the proposed development is defined as a direct connection to Council's stormwater pit/pipeline within Laurie Street. Stormwater from the proposed development is planned to be disposed of via the existing Council kerb convertor which is consistent with that requirement.

A detailed site stormwater management plan will be required to be submitted for assessment with the S.68 application and prior to the issue of a CC.

In accordance with Councils AUSPEC requirements, the following must be incorporated into the stormwater drainage plan:

- On site stormwater detention facilities (or onsite rainwater reuse at a rate of 2.5 cubic metres for each 1 cubic metre of detention volume required.

Refer to relevant conditions of consent.

**Other Utilities**

Telecommunication and electricity services are available to the site.

**Other land resources**

The site is within an established urban context and will not sterilise any significant mineral or agricultural resource.

**Water cycle**

The proposed development will be unlikely to have any adverse impacts on water resources and the water cycle.

**Soils**

The proposed development will be unlikely to have any adverse impacts on soils in terms of quality, erosion, stability and/or productivity subject to a standard condition requiring erosion and sediment controls to be in place prior to and during construction.

**Air and microclimate**

The construction and/or operations of the proposed development will be unlikely to result in any adverse impacts on the existing air quality or result in any pollution. Standard precautionary site management condition recommended.

**Flora and fauna**

Construction of the proposed development will not require any removal/clearing of any significant vegetation and therefore will be unlikely to have any significant adverse impacts on biodiversity or threatened species of flora and fauna. Section 5A of the Act is considered to be satisfied.

**Waste**

Satisfactory arrangements are in place for proposed storage and collection of waste and recyclables. No adverse impacts anticipated. Standard precautionary site management condition recommended.

**Energy**

The proposal includes measures to address energy efficiency and will be required to comply with the requirements of the Building Code of Australia. No adverse impacts anticipated.

**Noise and vibration**

Condition recommended restricting construction to standard construction hours.

**Bushfire**

The site is not identified as being bushfire prone.

**Safety, security and crime prevention**

The proposed development will be unlikely to create any concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area.

**Social impacts in the locality**

Given the nature of the proposed development and its location the proposal is unlikely to result in any adverse social impacts.

**Economic impact in the locality**

No adverse impacts. A likely positive impact is that the development will maintain employment in the construction industry, which will lead to flow impacts such as expenditure in the area.

**Site design and internal design**

The proposed development design satisfactorily responds to the site attributes and will fit into the locality. No adverse impacts likely.

**Construction**

No potential adverse impacts identified to neighbouring properties with the construction of the proposal.

**Cumulative Impacts**

The proposed development is not expected to have any adverse cumulative impacts on the natural or built environment or the social and economic attributes of the locality.

**(c) The suitability of the site for the development:**

The proposal will fit into the locality and the site attributes are conducive to the proposed development. Site constraints have been adequately addressed and appropriate conditions of consent recommended.

**(d) Any submissions made in accordance with this Act or the Regulations:**

Eleven (11) written submissions have been received following public exhibition of the application.

Key issues raised in the submissions received and comments in response to these issues are provided as follows:

<b>Submission Issue/Summary</b>	<b>Planning Comment/Response</b>
Appearance and inclusion of commercial aspect is incompatible with heritage building	<p>Inclusion of a commercial aspect will assist with activating the site. It is considered that the benefits of greater activation of the site and renovation and maintenance of the existing buildings will stop the decline of the building fabric and preserve the site and buildings for future generations.</p> <p>The Burra Charter guide to heritage places advises that “new work may be sympathetic if it’s siting, bulk and form, scale and character, colour and texture and material are similar to the existing fabric, but imitation should be avoided.”</p> <p>In this regard the scale of the commercial buildings are low and simple and details of the materials and colours are to be approved by Council’s Heritage advisor prior to the issue of the construction certificate.</p>
Photo record/essay of any works to be removed.	A condition of consent will require any works to be removed to be documented.
Shops not viable in this location	Commercial viability is not a consideration of Council and the use is permissible within the zone.
Student privacy	The school is located in a high profile site open to public spaces. Development of adjoining sites is not considered to create unreasonable additional privacy impacts.
Impact of parking, buses, drop off zone	The modest commercial development is not considered to create an unreasonable increase in additional traffic. Adequate parking has been provided on site and the road is capable of accommodating any additional traffic that may be created as a result of the development.
Impact on teacher/staff parking	Parking has been provided on the site in accordance with the DCP requirements to adequately accommodate the demands of the development.
Toilets and shed to be removed- not detailed in DA	Acknowledged and assessed as part of the application – refer to heritage comments.
Conservation incentives should be imposed Clause 5.10	The dwelling is proposed to be renovated and conserved as stage one of the proposal which achieves the objectives of this clause.
Loss of dominance of post office building on corner.	The side area is somewhat screened by the existing fence. It is considered that the activation of the site and renovations will enable greater site awareness within the community and improve the appearance and appeal of the corner.
Lack of Heritage Management Plan	A heritage impact statement has been submitted- a Heritage Management Plan is not warranted in this instance.

**(e) The Public Interest:**

The proposed development satisfies relevant planning controls and is unlikely to impact on the wider public interest. The site's heritage values are considered to have been effectively taken into account on the design of the development. There are considered to be insufficient grounds to refuse the application based on heritage or public interest impacts.

**4. DEVELOPMENT CONTRIBUTIONS APPLICABLE**

- Development contributions will be required towards augmentation of town water supply and sewerage system head works under Section 64 of the Local Government Act 1993.
- Development contributions will be required under Section 94 of the Environmental Planning and Assessment Act 1979 towards roads, open space, community cultural services, emergency services and administration buildings.

**5. CONCLUSION**

The application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

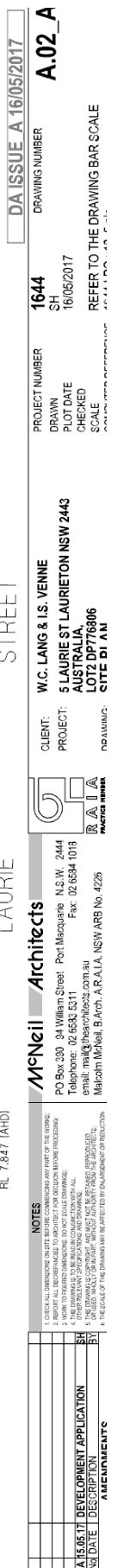
Issues raised during assessment and public exhibition of the application have been considered in the assessment of the application. Where relevant, conditions have been recommended to manage the impacts attributed to these issues.

The site is suitable for the proposed development, is not contrary to the public's interest and will not have a significant adverse social, environmental or economic impact. It is recommended that the application be approved, subject to the recommended conditions of consent provided in the attachment section of this report.

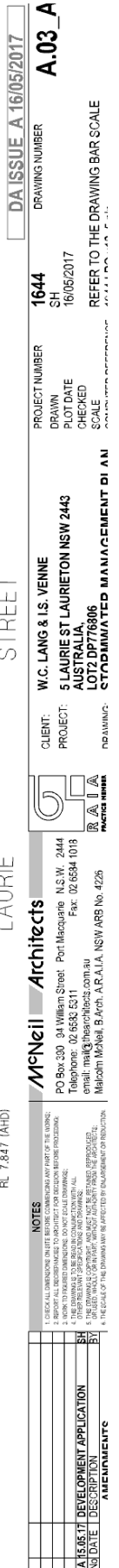
**Attachments**

- 1 [View](#). DA2017 - 415.1 Plans
- 2 [View](#). DA 2017 - 415.1 Recommended Conditions
- 3 [View](#). DA2017 - 415.1 Submission - Camden Haven Historical Society 16062017
- 4 [View](#). DA2017 - 415.1 Submission - Camden Haven Historical Society 30062017
- 5 [View](#). DA2017 - 415.1 Submission - Carroll
- 6 [View](#). DA2017 - 415.1 Submission - Cumming
- 7 [View](#). DA2017 - 415.1 Submission - Faulkner
- 8 [View](#). DA2017 - 415.1 Submission - Jordan
- 9 [View](#). DA2017 - 415.1 Submission - Laurieton Public School
- 10 [View](#). DA2017 - 415.1 Submission - Pelham
- 11 [View](#). DA2017 - 415.1 Submission - Port Macquarie Museum
- 12 [View](#). DA2017 - 415.1 Submission - Ross
- 13 [View](#). DA2017 - 415.1 Submission - Sainsbury

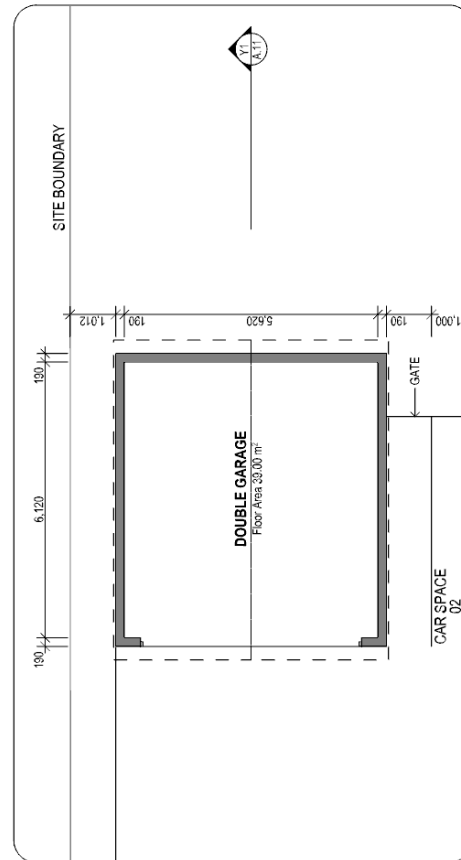












**GARAGE PLAN**  
1:100 ①A3

DA ISSUE A 16/05/2017

**A.06\_A**

PROJECT NUMBER	1644	DRAWING NUMBER
DRAWN	SH	

CLIENT: **W.C. LANG & I.S. VENNE**  
PROJECT: **5 LAURIE ST LAURIE ST NSW 2443 AUSTRALIA**

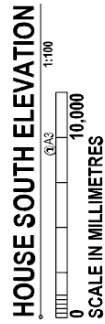


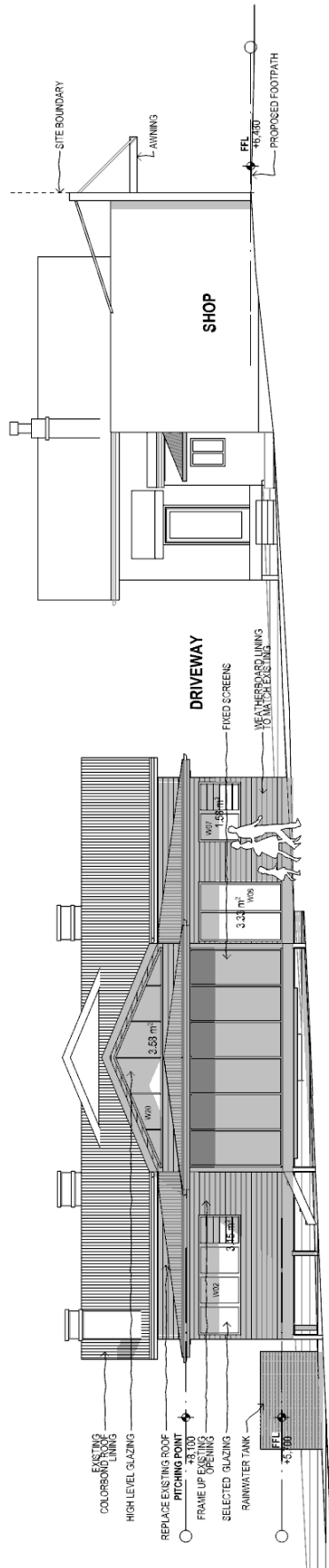
**McNeil Architects**  
PO Box 330 34 William Street Port Macquarie N.S.W. 2444  
Telephone: 02 6532 5311 Fax: 02 6534 1018  
email: [mail@mcneilarchitects.com.au](mailto:mail@mcneilarchitects.com.au)  
Malcolm McNeil, BArch, A.R.A.I.A. NSW ARB No. 4226

## NOTES

1. CHECK ALL DIMENSIONS IN SITE BEFORE COMMENCING ANY PART OF THE WORKING;
2. REPORT ALL DISCREPANCIES TO ARCHITECT FOR DECISION BEFORE PROCEEDING;
3. WORK TO INDICATED DIMENSIONS, DO NOT SCALE DRAWINGS;
4. THE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SPECIFICATIONS AND DRAWINGS;
5. THE DRAWINGS IS COPYRIGHT, AND MUST NOT BE REPRODUCED OR LOANED, WHOLLY OR IN PART, WITHOUT AUTHORITY FROM THE ARCHITECTS;
6. THE SCALE OF THE DRAWING MAY BE AFFECTED BY ENLARGEMENT OR REDUCTION.

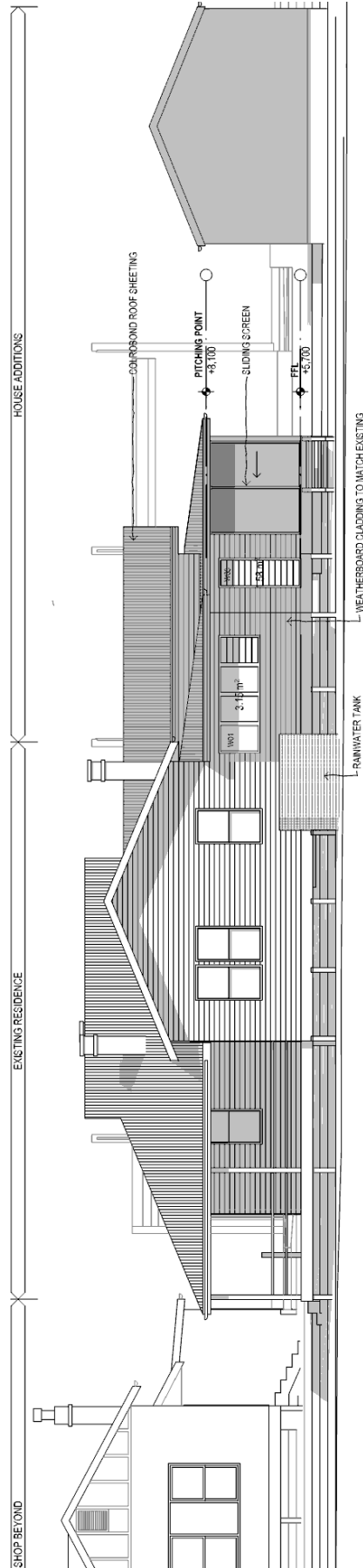
AMENDMENTS	
NO	DATE DESCRIPTION
SH	15.05.17 DEVELOPMENT APPLICATION
BY	

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HOUSE NORTH ELEVATION

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SCALE IN MILLIMETRES

HOUSE EAST ELEVATION

1:100 @A3

0 10,000  
SCALE IN MILLIMETRES

NOTES	
1. CHECK ALL DIMENSIONS IN SET BEFORE COMMENCING ANY PART OF THE WORK.	
2. REPORT ALL DISCREPANCIES TO ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.	
3. THE DRAWINGS TO BE USED IN CONSTRUCTION WITH ALL.	
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REVISIONS	
NO.	DESCRIPTION
1	DEVELOPMENT APPLICATION
2	DEVELOPMENT APPLICATION
3	DEVELOPMENT APPLICATION

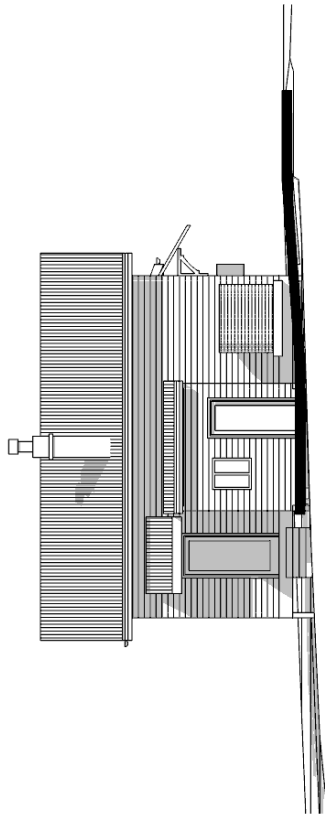
**McNeil Architects**  
PO Box 330, 34 William Street, Port Macquarie, N.S.W. 2444  
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Marko McNeil, B.Arch, A.R.A.I.A., NSW ARB No. 4226

CLIENT: **W.C. LANG & I.S. VENNE**  
PROJECT: **5 LAURIE ST LAURIE TON NSW 2443**  
AUSTRALIA  
LOT 2 DP776806  
E1 EVALUATIONS

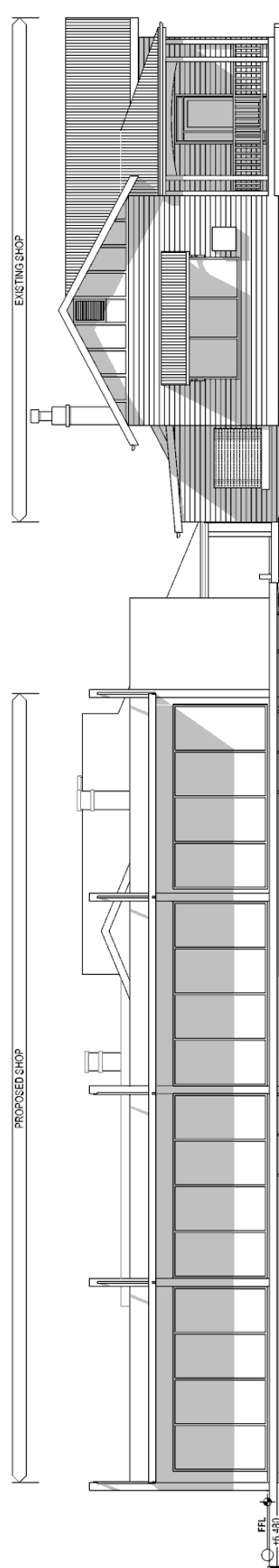
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DRAWN: **SH**  
PLOT DATE: **16/05/2017**  
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SCALE: **REFER TO THE DRAWING BAR SCALE**

DA ISSUE A 16/05/2017

DRAWING NUMBER  
**A.08\_A**



**SHOP NORTH ELEVATION**  
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SCALE IN MILLIMETRES



**SHOP WEST ELEVATION**  
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SCALE IN MILLIMETRES

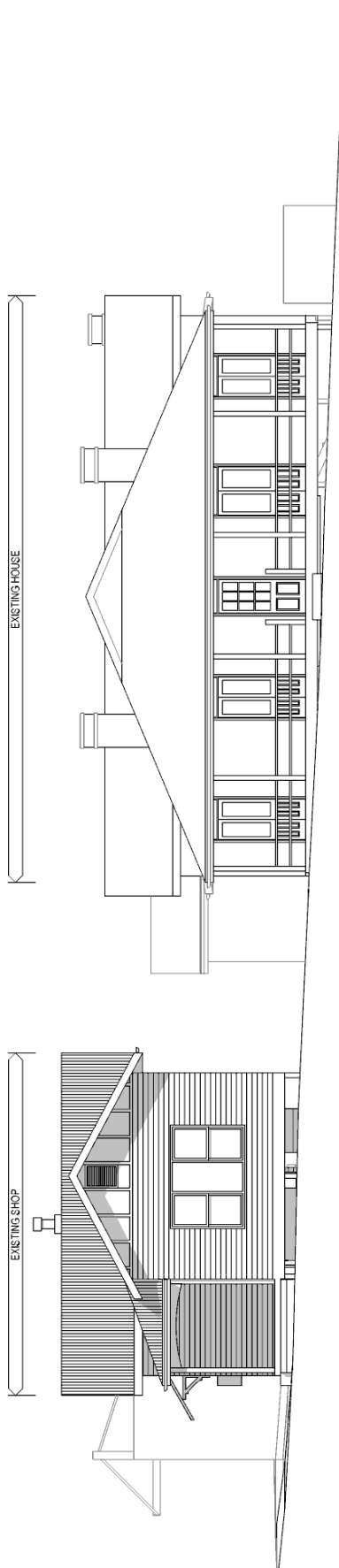
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5. THE DRAWINGS TO BE USED IN CONSTRUCTION WITH ALL.	
6. THE SCALE OF THE DRAWINGS MAY BE AFFECTED BY THE DIMENSION OF RESOLUTION.	

**McNeil Architects**  
PO Box 330 34 William Street Port Macquarie N.S.W. 2444  
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email: mail@mcneilarchitects.com.au  
Marko McNeil B.Arch. A.R.A.I.A. NSW ARB No 4226

**CLIENT:** W.C. LANG & L.S. VENNE  
**PROJECT:** 5 LAURIE ST LAURIE TON NSW 2443  
AUSTRALIA  
LOT 2 DP776806  
E1 EVALUATIONS  
DRAWING:

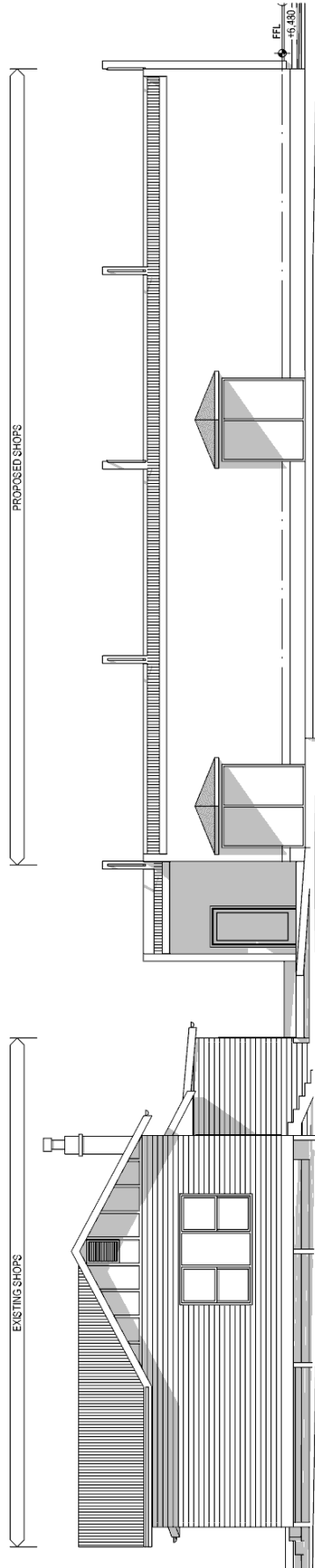
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**DRAWN** SH  
**PLOT DATE** 16/05/2017  
**CHECKED**  
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**DA ISSUE A 16/05/2017**  
**DRAWING NUMBER** A.09\_A



SHOP SOUTH ELEVATION

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0 10,000  
SCALE IN MILLIMETRES



SHOP EAST ELEVATION

1:100 @ A3  
0 10,000  
SCALE IN MILLIMETRES

NOTES		McNeil Architects		DA ISSUE A 16/05/2017	
1. CHECK ALL DIMENSIONS IN SET BEFORE COMMENCING ANY PART OF THE WORK.		CLIENT:	W.C. LANG & L.S. VENNE	PROJECT NUMBER	1644
2. REPORT ALL DISCREPANCIES TO ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.		PROJECT:	5 LAURIE ST LAURIE TON NSW 2443	DRAWN	SH
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AUGMENTS					
AT 16/05/17 DEVELOPMENT APPLICATION	SH				
AT DATE DESIGNATION	BT				

NOTES		McNeil Architects		DA ISSUE A 16/05/2017	
1. CHECK ALL DIMENSIONS IN SET BEFORE COMMENCING ANY PART OF THE WORK.		CLIENT:	W.C. LANG & L.S. VENNE	PROJECT NUMBER	1644
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AUGMENTS					
AT 16/05/17 DEVELOPMENT APPLICATION	SH				
AT DATE DESIGNATION	BT				



## Fixtures and systems

Required (R-value) Other specifications

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

DA ISSUE A 16/05/2017

**FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF  
PROPOSED CONDITIONS - 2011****NOTE: THESE ARE DRAFT ONLY****DA NO: 2017/415****DATE: 19 July 2017****PRESCRIBED CONDITIONS**

The development is to be undertaken in accordance with the prescribed conditions of Part 6 - Division 8A of the *Environmental Planning & Assessment Regulations 2000*.

**A – GENERAL MATTERS**

- (1) (A001) The development is to be carried out in accordance with the plans and supporting documents set out in the following table, as stamped and returned with this consent, except where modified by any conditions of this consent.

<b>Plan / Supporting Document</b>	<b>Reference</b>	<b>Prepared by</b>	<b>Date</b>
Architectural Plans and Specifications		McNeil Architects	16/5/2017
SOEE		McNeil Architects	16/5/2017
Statement of Heritage Impact		Port Macquarie Hastings Heritage	May 2017
BASIX	C No A281344	McNeil Architects	16 May 2017

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

- (2) (A002) No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
- the appointment of a Principal Certifying Authority; and
  - the date on which work will commence.

Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.

- (3) (A007) The development must only proceed in accordance with the approved stages as set out below:
- Stage 1- Alterations and Additions to existing dwelling
  - Stage 2- Detached garage
  - Stage 3-Construction of commercial premises

Unless specified, the conditions of this consent will apply to all stages, with any decision on any discrepancy with conditions and associated staging resting with Council. Any decision to allow a change to staging will rest with Council along with applicable conditions and any contributions payable.

- (4) (A008) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of

the relevant authority including the provision of easements over existing and proposed public infrastructure.

- (5) (A009) The development site is to be managed for the entirety of work in the following manner:
1. Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
  2. Appropriate dust control measures;
  3. Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained. Where work adjoins the public domain, fencing is to be in place so as to prevent public access to the site;
  4. Building waste is to be managed via an appropriate receptacle;
  5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
  6. Building work being limited to the following hours, unless otherwise permitted by Council;
    - Monday to Saturday from 7.00am to 6.00pm
    - No work to be carried out on Sunday or public holidaysThe builder to be responsible to instruct and control his sub-contractors regarding the hours of work.
- (6) (A011) The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.
- (7) (A014) This approval does not provide any indemnity to the owner or applicant under the Disability Discrimination Act 1992 with respect to the provision of access and facilities for people with disabilities.
- (8) (A017) A separate development application for any proposed advertising signs (other than signs which are exempt development or approved under this consent) must be submitted to and approved by council prior to the erection or display of any such signs.
- (9) (A024) The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the Environmental Planning and Assessment Regulation 2000.
- (10) (A029) The provision, at no cost to Council, of 1.2m concrete foot paving for the full street frontages of the development. The 1.2m footpath is required to be constructed with design details in accordance with AUSPEC and Council Standard drawing ASD 100 series. The design plans must be approved by Council pursuant to Section 138 of the Roads Act (Stage 3).
- (11) (A030) The restoration of any vehicle access rendered redundant by the development, to standard kerb and footpath formation at no cost to Council, in accordance with Council's current AUSPEC Specifications and Standards. All works must be approved by Council pursuant to Section 138 of the Roads Act.
- (12) (A033) The applicant shall provide security to the Council for the payment of the cost of the following:
- a. making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,



- b. completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,
- c. remedying any defects in any such public work that arise within twelve (12) months after the work is completed.

Such security is to be provided to Council prior to the issue of the Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.

The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:

- i. deposit with the Council, or
- ii. an unconditional bank guarantee in favour of the Council.

The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.

- (13) (A046) Provision to each unit of a separate metered water connection to Council's main, with the meters being located on the road frontage, unless the water supply to the whole site is metered with a single larger meter.
- (14) (A049) The existing footpath/verge area in Lake Street is to be raised to contain stormwater in the street. Design plans must be approved by Port Macquarie-Hastings Council pursuant to Section 138 of the Roads Act 1993 (Stage 3).
- (15) (A055) Existing water services no longer required are to be disconnected at the main and a request for this free service is to accompany the application for water meter hire.
- (16) (A057) The applicant is to ensure the proposed development will drain to the existing point of connection to Council's sewerage system.
- (17) (A063) The disposal of wastewater from a commercial or industrial business to Port Macquarie-Hastings Council's sewage system requires specific approval under Section 68 of the Local Government Regulation, 1999.

In this regard, whilst you have indicated that trade waste will not be discharged from the subject development, should you wish to discharge liquid trade wastes to Council's sewer in the future, a further application under Section 68 of the Local Government Regulation, 1999 will be required.

- (18) (A077) Trees growing on the land on which the structure is erected or on adjoining land must not be damaged as a result of the erection or use of the structure.
- (19) Consent is to be obtained or the first use of each of the commercial tenancies.

#### **B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE**

- (1) (B001) Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval:
- Position and depth of the sewer (including junction)
  - Stormwater drainage termination point
  - Easements
  - Water main
  - Proposed water meter location
- (2) (B003) Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate detailed design plans for the following works associated with the development. Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS:
1. Public parking areas including:
    - a. Driveways and access aisles;
    - b. Parking bays;
    - c. Delivery vehicle service bays & turning areas in accordance with.
  2. Sewerage reticulation.
  3. Water supply reticulation.
  4. Stormwater systems.
  5. Erosion & Sedimentation controls.
  6. Location of all existing and proposed utility services including:
    - a. Conduits for electricity supply and communication services (including fibre optic cable).
    - b. Water supply
    - c. Sewerage
    - d. Stormwater
  7. Landscaping.
  8. Detailed driveway profile in accordance with Australian Standard 2890, AUSPEC D1, and ASD, Port Macquarie-Hastings Council current version.
  9. Provision of a 1.2m concrete footpath across the full road frontage of the property.
- (3) (B006) An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.
- Such works include, but not be limited to:
- Civil works
  - Traffic management
  - Work zone areas
  - Hoardings
  - Concrete foot paving (width)
  - Footway and gutter crossing
  - Functional vehicular access

- Other

Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval.

- (4) (B010) Payment to Council, prior to the issue of the Construction Certificate for Stage 3 of the Section 94A contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans:
- Hastings S94 Administration Building Contributions Plan
  - Hastings Administration Levy Contributions Plan
  - Community Cultural and Emergency Services Contributions Plan 2005
  - Hastings S94 Major Roads Contributions Plan
  - Hastings S94 Open Space Contributions Plan

The plans may be viewed during office hours at the Council Chambers located on the corner of Burrawan and Lord Streets, Port Macquarie, 9 Laurie Street, Laurieton, and High Street, Wauchope.

The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the relevant plans. Payments can only be made using a current "Notice of Payment" form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council.

- (5) (B011) As part of Notice of Requirements by Port Macquarie-Hastings Council as the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution, prior to the issue of the Stage 3 Construction Certificate, of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with the provisions of the relevant Section 64 Development Servicing Plan towards the following:
- augmentation of the town water supply headworks
  - augmentation of the town sewerage system headworks
- (6) (B021) A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site stage by stage. Water service sizing is then to be determined by the hydraulic consultant to suit the proposed domestic and commercial components of the development, as well as addressing fire service requirements to AS 2419 and backflow protection requirements.
- (7) (B024) Submission to Council of an application for water meter hire, which is to be referred to the Water Supply section so that a quotation for the installation can be prepared and paid for prior to the issue of a Construction Certificate. This application is also to include an application for the disconnection of any existing service not required.
- (8) (B025) Final water service sizing for the proposed development will need to be determined by a hydraulic consultant to suit the commercial components of the development, as well as addressing fire service and backflow protection requirements. Any internal fire hydrant or fire sprinkler systems are to be metered with individual single detector check installations.

- (9) (B027) Construction plans are to detail water meter location and demonstrate accessibility for future reading (e.g. not behind fences or locked gates).
- (10) (B072) A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications and the requirements of Relevant Australian Standards and make provision for the following:
- a) The legal point of discharge for the proposed development is defined as the kerb and gutter of a public road.
- In this regard, Council's piped drainage system must be extended by an appropriately sized pipeline (minimum 375mm diameter) to the frontage of the site, where a kerb inlet pit (minimum 2.4m lintel) must be installed, to allow direct piped connection from the development site into the public drainage system.
- The pipeline must be designed to have the capacity to convey flows that would be collected at that section of street as generated by a 20 year Average Recurrence Interval storm event.
- b) The design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to pre development flow rates for all storm events up to and including the 100 year ARI event. Note that pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.
- c) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- d) The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.
- (11) (B053) The design of the carpark and accesses is to be in accordance with Australian Standard 2890 (including AS 2890.1, AS 2890.2 and AS 2890.6). Certification of the design by a suitably qualified consultant is to be provided to the Principal Certifying Authority prior to release of the Construction Certificate (Stage 3).
- (12) (B057) The existing sewer including junction and/or stormwater drainage shall be located on the site and the position and depth indicated on the plans which accompany the application for the Construction Certificate.
- (13) (B070) Where augmentation is required on adjoining property, owner's consent shall be provided to Council with any Section 68 application and/or Construction Certificate application for subdivision works where augmentation is required on adjoining property including:
- Council's sewer infrastructure (i.e. sewer junction, sideline or manhole)
- (14) (B071) Prior to the issue of any Construction Certificate, the provision of water and sewer services to the land are to be approved by the relevant Water Authority and relevant payments received.
- (15) (B195) Council records indicate that there is an existing sewer junction servicing the lot. This junction is not adequate to service the proposed development. The development proposed shall require a sewer main extension from the existing main located in Lot 1 DP 776806, and the construction of a new manhole, into which the entire development shall drain. The location and invert level of the existing sewer main shall be confirmed prior to infrastructure construction plans to ensure that the proposed development can drain to Council sewer.

- (16) (B196) Prior to approval of any CC for building works, a detailed design for any public sewer main extension shall be lodged with and approved by Council as an Infrastructure CC application. Roads Act (s138) approval may be issued as part of the same application.

#### **C – PRIOR TO ANY WORK COMMENCING ON SITE**

- (1) (C001) A minimum of one (1) week's notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major sub-contractors engaged to carry out works. Works shall only be carried out by a contractor accredited with Council.
- (2) (C013) Where a sewer manhole exists within a property, access to the manhole shall be made available at all times. Before during and after construction, the sewer manhole must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.
- (3) (C195) A colour/ materials palette is to be submitted to Council's Heritage advisor for approval prior to the issue of the construction certificate

#### **D – DURING WORK**

- (1) (D001) Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed:
- at completion of installation of erosion control measures
  - at completion of installation of traffic management works
  - when the sub-grade is exposed and prior to placing of pavement materials;
  - when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;
  - at the completion of each pavement (sub base/base) layer;
  - before pouring of kerb and gutter;
  - prior to the pouring of concrete for sewerage works and/or works on public property;
  - on completion of road gravelling or pavement;
  - during construction of sewer infrastructure;
- All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.
- (2) (D006) A copy of the current stamped approved construction plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifying Authority or an officer of the Council.
- (3) (D025) The sewer junction shall be capped off with an approved fitting in conjunction with demolition works and Council notified to carry out an inspection prior to backfilling of this work.

**E – PRIOR TO OCCUPATION OR THE ISSUE OF OCCUPATION CERTIFICATE**

- (1) (E001) The premises shall not be occupied or used in whole or in part until an Occupation Certificate has been issued by the Principal Certifying Authority.
- (2) (E015) Prior to occupation or issue of the Occupation Certificate, details of compliance with the heritage report is to be provided to the Principal Certifying Authority.
- (3) (E030) Vehicle ramps, driveways, turning circles and parking spaces being paved, sealed and line marked prior to occupation or the issue of the Occupation Certificate or commencement of the approved land use.
- (4) (E031) Provision of a sign at the front vehicular access point within the property, prior to occupation or the issue of the Occupation Certificate, indicating that visitor/customer parking is available on-site.
- (5) (E034) Prior to occupation or the issuing of the Final Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.
- (6) (E036) Certification by a suitably qualified consultant is to be submitted to Council that the construction of the car park and internal accesses is to be in accordance with Council's Development Control Plan 2013 and Australian Standard 2890 (including AS 2890.1, AS 2890.2 and AS 2890.6) prior to occupation or issue of the Occupation Certificate.
- (7) (E039) An appropriately qualified and practising consultant is required to certify the following:
  - a. all drainage lines have been located within the respective easements, and
  - b. any other drainage structures are located in accordance with the Construction Certificate.
  - c. all stormwater has been directed to a Council approved drainage system
  - d. all conditions of consent/ construction certificate approval have been complied with.
  - e. Any on site detention system (if applicable) will function hydraulically in accordance with the approved Construction Certificate.
- (8) (E040) Each onsite detention system is to be marked by a plate in a prominent position which states:

"This is an onsite detention system. It is an offence to reduce the volume of the tank or basin or interfere with any part of the structure that controls the outflow".

This plate is to be fixed into position prior to occupation or the issue of the Occupation or Subdivision Certificate.
- (9) (E051) Prior to occupation or the issuing of any Occupation Certificate a section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council.
- (10) (E053) All works shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to issue of Occupation/Subdivision Certificate or release of the security bond, whichever is to occur first.
- (11) (E056) A Certificate of Compliance under the provisions of Section 307 of the *Water Management Act* must be obtained prior to the issue of any occupation or subdivision certificate.

- (12) (E072) Lodgement of a security deposit with Council upon practical completion of the subdivision works.
- (13) (E082) Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Subdivision or Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.

#### **F – OCCUPATION OF THE SITE**

- (1) (F001) On site car parking in accordance with the approved plans to be provided in an unrestricted manner at all times during the operations of development for use by both staff and patrons.
- (2) (F006) The basin of the outflow control pit and the debris screen must be cleaned of debris and sediment on a regular basis by the owner.
- (3) (F009) All new and existing essential fire safety measures shall be maintained in working condition at all times.
- (4) (F010) Within each 12 months after completion of the building, the owner of the building must cause Council to be given an annual fire safety statement in accordance with Clause 177 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The statement must only be in the form specified by clause 181 of the Regulation. A copy of the statement is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.
- (5) (F013) All garbage areas are to be screened from the street, create no adverse odour impact on adjoining properties and be kept free of pests at all times.





## Camden Haven Historical Society

School of Arts Building  
58 Bold Street  
Laurieton,  
NSW 2443.

16<sup>th</sup> June 2017

The General Manager  
Port Macquarie Hastings Council  
P.O. Box 84, PORT MACQUARIE, NSW 2444

Attention Fiona Tierney:

**Re: Development Application No: 2017 .415.1**  
**Proposed Alterations and Additions to Dwelling and**  
**Construction of Commercial Premises,**  
**LOT: 2 / DP: 776806 - 5 Laurie Street, Laurieton.**

The Camden Haven Historical Society only became aware of the above DA by residents in possession of direct advice from Council that they were potentially affected by the DA proposal.

The Society could not understand why it had not been advised given that:

- a) All the buildings on the site as is the site, are heritage listed.
- b) The Society has maintained a strong interest in the heritage buildings in the township. The Post Master's House (c1913) and the original Post Office (c1930), which was once occupied by the Society, are amongst the few of Laurieton's oldest public buildings still surviving, and
- c) The Society has been in liaison with Council's Heritage Officer for the establishment of a "Historic Precinct" to include an area from Lord Street to the Camden Haven River bank along Laurie Street - see attachment page 7, *Proposed Historic Precinct*. The Post Masters House and the old Post Office form an important part of that proposed Historic Precinct.

The DA, as it stands, will affect all the above aspects and the Society is concerned with the intent and social acceptability of the proposed \$500,000 redevelopment of the site at 5 Laurie Street, and in particular, the construction of the commercial premises on the Lake Street frontage.

The Society is also concerned that:

- a) This DA was not advertised in the local Camden Haven Courier,
- b) The Society was not advised as a group of interest to the proposed development.
- c) Several DA documents were missing, or were the incorrect documents, on public display via Council's Laurieton Office and its web site.
- d) The very restricted timeline for comment and discussion with various interest groups in the Laurieton area, given that the Society only became aware of the DA on 31<sup>st</sup> May 2017. The Society thanks council for the extension given.
- e) That there is no council approved Heritage Management Plan for this Heritage Site which is required before any DA is considered.

In respect of the DA proposals the following topics are addressed below as follows:

- 1) Post Masters House.
- 2) Commercial Premises Development.
- 3) DA Statement Of Environmental Effects In Respect Of Port Macquarie-Hasting Council's LEP 2011/Current Zoning.
- 4) Comments In Respect Of The DA DCP - Chapter 3.4 Statement.
- 5) Comments In Relation To The Statement Of Heritage Impact.

### **1) Post Masters House:**

- i. The alterations and renovations to the Post Master's house appear to be acceptable and we agree that this part of the DA should be approved subject to the approval of a Heritage Management Plan for the site before the DA is considered and work commences.
- ii. While we can see the necessity for a garage, we do have concerns that there is no description of its materials. A sympathetic match to the original house of timber weatherboards and corrugated roof is encouraged.

### **2) Commercial Premises Development:**

- i. We do not approve of the construction of the proposed commercial premises.
- ii. This development application proposes commercial premises that are not in sympathy with the Post Masters House and old Post Office, on the Lake Street frontage.
- iii. Two heritage listed buildings, the old Post Office toilets and a shed, will be removed and this is not documented in the DA.

- iv. It is proposed that this commercial component facing along Lake Street would be a case of applying Clause 5.10 of the LEP (Conservation Incentives Clause) to assist in the conservation and maintenance of the heritage item/s." The Society's findings on Clause 5.10 of Port Macquarie-Hastings LEP (Conservation Incentives Clause) are as follows:

**5.(10) Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Comments in regard to the above points:

- a) The commercial premises will not facilitate any benefit to the conservation of the Heritage Listed Post Masters House and other structures on the site as they will have been demolished or already renovated according to the DA.
- b) At present there is no Heritage Management Plan Document that has been approved by the consent authority [Port Macquarie-Hastings Council] for this site.
- c) See b).
- d) The new commercial premises will adversely affect the setting of the Post Masters House and the old Post Office, by their bulk and height and the demolition of two heritage listed buildings.
- e) The commercial premises development will adversely affect the historic street scene in Laurieton's proposed Historic Precinct.  
The inclusion of the commercial premises will change the surrounding areas use with problems likely to arise with parking conflicts, especially with the existing Theatre one block away and the existing school opposite.  
Due to their location, these two (2) proposed commercial premises will be isolated from the main commercial area of Laurieton.

### **3) DA Statement Of Environmental Effects In Respect Of Port Macquarie-Hastings Council LEP 2011/Current Zoning:**

The Society queries some of the following statements:

The site is zoned B4 Zone B4 Mixed Use Business. The objectives of the zone area

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

- To ensure that new developments make a positive contribution to the public domain and streetscape.

The applicant stated that: "The proposal meets the objectives of the zone."

Comments:

- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

As there has been no statement on whom will occupy these premises, there is no understanding within the DA on 'integrating suitable businesses etc in an accessible location'. There is no public transport at this location and the Society cannot understand that walking and cycling would allow approval of this development.

- To ensure that new developments make a positive contribution to the public domain and streetscape.

The Society considers that the proposed commercial premises will not be a positive contribution to the public domain as they fall within the proposed Historic Precinct of Laurieton and will impact on the heritage amenity of the existing Heritage Listed Buildings on the property. The proposed commercial premises (height, bulk, etc.) will dramatically change both the public domain and streetscape of the location.

#### **4) Comments In Respect Of The DA DCP - Chapter 3.4 Statement:**

**Gateways and Landmark Sites:** This site could be regarded as a landmark due to its past use as a Post Office and its Heritage Listing. The existing style is to be respected.

The Society considers that this is NOT CORRECT - the plans show that there is NO match to the style of the Post Master's House and old Post Office and the commercial premises will impact on the visual landmark features that now exist.

#### **5) Comments In Relation To The Statement Of Heritage Impact:**

We note in the Statement of Heritage Impact, *2.4 Brief history of the Laurieton Post Office*, that it is incomplete in that it has no reference or detail to the existing buildings that were constructed during 1912/1913 by J & R Longworth. The history statement has been based on one of the Society's books published some ten years ago. Since then we have done more research and it should be noted that that information is freely available if properly asked for.

Several open ended comments were made about the proposed shops.

- the proposed single storey commercial premises located along the Lake Street frontage is well separated from the former post office (now a hairdresser), is of simple design, is of a scale with surrounding development, does not replicate the form of the former post office and allows the former post office to retain its landmark position within the streetscape.

How the comments "well separated from the former post office" applies is this instance is challenged. In fact it appears to be only three metres and that the rubbish bins will also be stored in that area. The Heritage Statement also does not make any comment in respect of the demolition of the heritage listed structures [the toilets and shed] behind the old Post Office.

**How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?**

The proposed new commercial premises will not be on the same alignment or setback of the single storey former post office and will be on the property boundary approximately 2 metres in front of the former post office.

However, it is considered that the physical and visual separation between the old and the new will retain the views and vistas to and from the former post office, a landmark building on a corner location, and respect its prominence.

The Society totally disagrees with this last statement as the commercial premises will have a huge effect on the local visual amenity being located 2 metres in front of the present sight lines down Lake Street from Laurie Street.

#### NEW COMMERCIAL PREMISES

**How is the impact of the new development on the heritage significance of the item or area to be minimised?**

The proposed single storey commercial premises, which are contemporary in design, respects and complements the built form character of the former post office in terms of scale, siting, external materials, finishes and colour and relate to the landmark building respecting its prominence on the corner location.

The height and scale of proposed new commercial premises will obscure the views from Lake Street to the former postmaster's residence, however, these views are currently obscured by the side timber paling fence and outbuildings which are to be removed.

The proposed commercial premises are not of a contemporary 1913 design, but of a modern design and the Society disagrees that they will complement the Post Masters House and the old Post Office. Rather, they will make the heritage listed buildings seem out of place. Additionally, because of the height and scale of the proposed commercial premises, the Postmasters House will not be seen from Lake Street, as it is now, but it will also be dominated, when viewed from Laurie Street, by the height and scale of the proposed commercial premises. At present the Post Master's House is visible over the fence in Lake Street, in difference to the above Heritage Impact Statement. The Old Post Office will also lose its dominance on the corner.

**Why is the new development required to be adjacent to a heritage item?**

The location of the proposed new commercial premises is the only residue section of the property that has access to Lake Street.

This statement has no foundation for an inappropriate development on this site and is not a statement that supports the DA.

**To summarize:**

- 1) The Camden Haven Historical Society **is in** agreement,
  - With the proposed alterations and renovations to the Post Masters House.
  - That the proposed garage be built, but in more sympathy with the existing Post Masters House's materials.
  - With the applicant preparing and having approved by council of a Heritage Management Plan for the site before the DA is considered.
- 2) The Camden Haven Historical Society **is not in** agreement,
  - With the proposed construction of the Commercial Premises.
  - With the unstated demolition of the heritage listed toilets and shed adjacent to the old Post Office.
  - In the lodgement of the DA without an approved Heritage Management Plan in place for this site.
- 3) The Camden Haven Historical Society would also request that an appropriate advertised period of public exhibition be enacted to allow for a more general comment from the Camden Haven Community.

Yours sincerely,

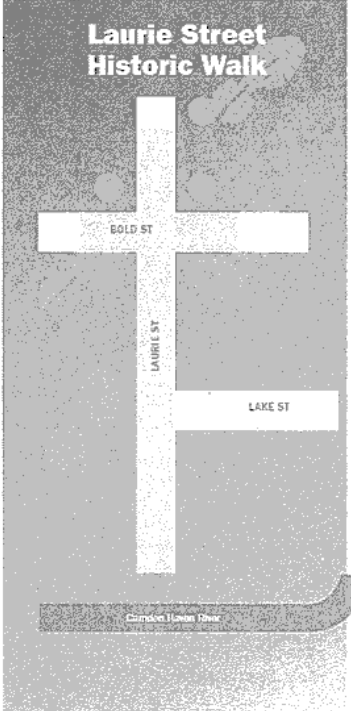


Phillip Bowman  
President, Camden Haven Historical Society Inc.



## Attachment:

## Plan of proposed Historical Precinct.



**Laurie Street Historic Walk**

**1 Punt**  
A Punt was the only way to cross from Laurieton to Dunbogan. The first was hand-pulled and very small. A larger motor powered punt carried vehicles from the sand mining on South Beach. Replaced by a bridge on 10 December 1966.

**2 Laurie's Store 1905**  
Mrs. Naomi Laurie built a General Store near the river in front of the original Laurie store and home. Disassembled in 1966.

**3 Laurieton War Memorial Baths**  
After 23 years of meetings and fund raising efforts, the War Memorial Baths officially opened on 20 March 1970 by the Hon. Davis Hughes, M.L.A., Minister for Public Works.

**4 Laurieton Post Office**  
Following a petition early 1875 to have a Post Office established, approval was given and the new office was built called Laurieton Post Office. Joseph Laurie was appointed postmaster on 1 October 1875. In 1890 a residence was built on what was to become the corner of Laurie and Lake Streets. A new office built in January 1898 was in use until January 1992.

**5 School**  
Early 1875, following application to the Council of Education for a school at Beach Orchard (later called Laurieton), Camden Haven, a building was constructed 1876 at a cost of £187-10-0. Opened in 1877 with an enrolment of 90 pupils, the school has spent 128 years in its original location.

**6 School of Arts and Car Park**  
This 1911 building is the third School of Arts. The first was destroyed by a gale (1898), the second burnt down (1910). Events including balls, church meetings, concerts, displays, dance events and a movie theatre have been held in this building. A very sturdy building, the proscenium (decorative arch above the stage) is one of the finest in the state.

**7 Council Office & Library**  
As the Council Office and Library needed larger premises, a design complementing the adjacent heritage buildings was built for \$480,000. Officially opened on 28 March 1992 by Hastings Mayor, Ald. John Barrett.

**8 'Rosebank' Longworth House**  
Robert Longworth, timber miller and merchant, built 'Rosebank' in 1895, living there for many years with his wife Florence and 6 sons. It is now being restored to its former glory.

**9 Anglican Rectory**  
The foundations were laid in March 1973 and Rev. W. Redden and his family occupied midway. The previous rectory was in Kendall. This was sold after a new rectory had been built.

**10 Ambulance Station**  
State Government run, it has one Station Officer and four ambulance officers who are 'on call' 24 hours a day 7 days a week. There are two ambulances.

**11 Meals on Wheels**  
In 1963, meals came from Port Macquarie to the Community Centre. A dedicated building built in 1986 for \$42,500, provided over 200,000 meals since 1983. Weekday meals now reach 6070 people by volunteers.

**12 Community Centre**  
Funded by the Commonwealth Government (\$145,000) and officially opened on 4 October 1975. It was the first Community Centre of its type in N.S.W. with three consulting rooms, one casualty department and a day centre.

**13 Doctor's House & Medical Centre**  
Two houses were located here, one being the Doctors House, where Dr. Eliza Chambers lived and worked, the other the McIlwain family home. Both were demolished when the present complex was completed in 1995.

**14 Holy Trinity Church of England**  
Purchased in 1898 for £20. Consecrated 2 March 1899, deconsecrated by the Bishop of Newcastle on 18 November 2001. Purchased in 2005 for the community with funds from Government and active efforts by local fundraising groups.

**15 Plaza Theatre/War Memorial**  
On 8 November 1924, a War Memorial was built on the theatre corner. On 25 February 1959, Mr. H.S. Bransdon opened the new Plaza Theatre, wrapped around the Memorial. In 1974 the Memorial was re-located to Laurie Park on Bold Street.

**16 Shops**  
In the 1890's several shops were built by shipowner George De Paine - a Butcher, Draper and General Store. In 1900 he built the Laurieton Hotel. He died in 1906, and is buried in Waverley Cemetery, Sydney.

**17 McGregors**  
Former miners from Cassino, the McGregor brothers lived here overlooking the river. They both died in the early 1950's and the house was later demolished.







## CAMDEN HAVEN HISTORICAL SOCIETY

SCHOOL OF ARTS BUILDING  
58 BOLD STREET  
LAURIETON,  
NSW 2443.

30<sup>th</sup> June 2017

The General Manager  
Port Macquarie Hastings Council  
P.O. Box 84, PORT MACQUARIE, NSW 2444

Attention Fiona Tierney:

**Re: Development Application No: 2017 .415.1  
Proposed Alterations and Additions to Dwelling and  
Construction of Commercial Premises,  
LOT: 2 / DP: 776806 - 5 Laurie Street, Laurieton.**

In addition to our earlier submission:

In the event that the DA is approved, can we ask that the completion of the following conditions be part of any DA approval before it becomes active?

1. That the applicant first apply to demolish the three buildings and that part of the Post Masters House under the footprint of the DA.
2. That Architectural Drawings [site plan, floor plan & elevations etc] be prepared of those buildings, proposed to be altered or demolished, to a standard approved by Councils Heritage Officer and Councils Heritage Advisor.
3. That a photo essay [internal and external] be prepared of the buildings the Applicant proposes to alter or demolish.
4. That those Architectural Drawings and Photographs be lodge with council to be part of the Heritage Management Plan and that a copy be presented to our Society.

Yours sincerely,



Phillip Bowman

President.  
Camden Haven Historical Society.

**From:** Michael & Angela Carroll [REDACTED]  
**To:** [Council](#)  
**Subject:** Objection to Development Application 10.2017.415.1 Old Post Office 5 Laurie St Laurieton  
**Date:** Thursday, 22 June 2017 11:17:53 AM

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Dear Sir / Madam,

We have perused the plans at council's website in depth. We are happy with the planned renovations of the existing buildings & garage for residents that will live there.

However what we object to is the construction of new shops on the site for the following reasons:

Lack of sufficient Parking for any customers.

The shops' construction looks nothing like the heritage buildings so "Old would be laughing at New !!!"

The area is a high traffic zone especially at school drop off & pick up times of the day & safety of schoolchildren would be adversely effected.

In our opinion these reasons alone are enough to reject the current application.


Once again we state that we're happy for alterations to be done that are drawn to the existing buildings provided that they are in keeping with the original structures.

Could receipt please be acknowledged of our objections

Yours sincerely,

Michael & Angela Carroll  
10 Woollybutt Place  
Lakewood. NSW. 2443.

12032

 PORT MACQUARIE HASTINGS	
TRIM No	CRM No
- 3 JUN 2017	
Keyword	
Activity	
Subject	
Folder DA 2017-415-1	

Graham Cumming

4 / 73 Norman St

Laurieton NSW 2443

June 28 2017

The General Mgr

Hastings Council

RE : Proposed Development Old Post Office site Laurieton

Dear Sir

I have viewed the drawings of the above provided at the Council office & would like to make the following comments ....

Restoration of the two existing buildings ie Post Office & Postmasters Residence in accordance with Heritage Listing rules is proposed I hope & where possible, reusing original heritage colour schemes, materials, joinery detailing etc . The preservation of these two buildings is of prime importance to the Laurieton community as there are few remaining examples of that era to be found.

The proposed additional commercial building however begs criticism as it bears no resemblance to the heritage buildings in any shape or form desecrates the site ,should be resited & redesigned so that it is

compatible with the profiles & materials etc of the adjacent buildings. There appears to be no attempt to produce an interesting facade or profile harmony with the Post Office--fundamental design considerations. Some thought to the alignment or set back of the

building could present an attractive approach & welcoming effect so as  
not to present a bleak streetscape.

Your consideration of these points would be appreciated

yours sincerely

Graham Cumming

3 Crows Nest Close

Lakewood 2443

28 June 2017

PMHC Management

Fiona Tierney, Planner

This is a submission opposing the presently proposed development adjacent to the Old Post Office and residence in Laurieton, DA No 2017.415.1

Laurieton does not have many heritage buildings and this site is one of them, a significant corner which should be respected as such. Infill guidelines for such sites should complement the character of the streetscape in terms of building form, articulation, setbacks and height. A new building adjacent to a heritage building is not expected to be a reproduction but recognisably new, while deferring to the existing character.

The additions and alterations to the existing residence to create more usable living spaces and updating kitchen and bathroom facilities are understandable and commendable. To see the Old Post Office repaired and repainted would also be appreciated.

It is the totally unsympathetic addition of the proposed commercial premises that I object to. The existing buildings have a degree of charm with their pitched roofs, variable setbacks and attention to joinery details. The proposed commercial premises may look fine in the main street adjoining other such buildings, but not on the proposed site. If anything additional is to be built on this site it should be built to enhance the existing character, be sympathetic, not oppose and destroy the immediate streetscape. Charm is so easily lost. Please send these back for a redesign.

Yours Sincerely,

Anne Falkner

B Sc (Arch), ex Heritage Consultant (Grafton)



1/35 Lord St.  
Laurieton.  
21st June 2017.

Cr Intenmann  
Hastings-Port Council.

Thank you for appreciating the importance of retaining the historical Post Office, perhaps originally called The Peach Grove Post Office.

We think it should be retained because

a. Laurieton, the house, and P.O. buildings, outside of the hall and the church, are really the only other buildings that date back to the interesting recorded history of the area. Others, such as the original school and school house in Laurie St have long been removed or demolished.

b. the location of the buildings do closely relate to the nearby river which was in early settlement days the live line of the settlement.

c. tourists visiting the area are attracted to the old P.O. and house which


must, by now, be perhaps the only existing one of that design.

d. Laurieton, these days, has usually two or three empty shops why build three more away from the town centre?

Hoping this may help,

Mike, Elvie and Tim Jordan.

12032

 PORT MACQUARIE HASTINGS	
TRIM No	CPM No
29 JUN 2017	
Keyword .....	
Activity .....	
Subject .....	
Folder ..... DA2017-AL5.1	

26<sup>th</sup> June 2017

Grant Timmins  
Principal  
Laurieton Public School  
Bold Street, LAURIETON NSW

General Manager  
Development Submission  
Port Macquarie-Hastings Council  
PO Box 84  
PORT MACQUARIE NSW 2444

**Re: DA no. 2017/415 5 LAURIE ST, LAURIETON 2443 NSW (LOT: 2 DP: 776806)**

Attention: Fiona Tierney,

I write in response to the recent notification of the proposed development application at 5 Laurie Street, Laurieton: to build two additional commercial buildings, plus extend the existing residence. I am aware that these buildings will face onto Lake Street directly opposite the rear perimeter of Laurieton Public School (LPS). This type of development raises a number of concerns, those identified having the greatest impact on LPS are outlined below. I request that PMHC formally comment on how they plan to address these issues prior to approving the application.

*Student Privacy:* The entrance to LPS is on Bold Street. The school is very fortunate that despite it being located on a commercial street, students have a very private, school experience. This is due to the fact that the areas that students frequent within the school grounds are behind the buildings located at the front of the school and therefore screened from passers-by. With the two proposed commercial buildings planned to face directly onto the unscreened playground at the rear of the school, there is a concern for the privacy of the students attending. In addition to this, it has not been made clear as to what commercial activities have been approved to operate at this site.

*Parking Availability and Suitability:* The proposed plan includes 4 new car spaces associated with the commercial buildings located on-site. One of these is designated as an accessible car space. The plan does not state whether these are for public use, although it can be assumed that they would be used predominately for staff parking. It is assumed that the current availability of on-street parking spaces for those accessing LPS will decrease, as demand for street parking increases for customers utilising these businesses. As it stands, there is limited car parking available on all street curbs surrounding the school.

The current lack of formal storm water management (i.e. gutters etc) on the LPS side of Lake street opposite the development has been an ongoing concern for the school. This area is unsuitable as it stands for dropping children off at the school, especially after heavy rain due to the large water runoff and ongoing muddy verge. Furthermore, parents tend to avoid street parking on the northern side of the school driveway on Lake Street, due to the deep open stormwater gully beside the road there; making it inaccessible to passengers entering vehicles from the left-hand side. The potential increase in the number of cars parking along this part of the street in relation to the proposed commercial operations, would mean that parents may be forced to use this less desirable parking area, thus increasing the risk to their children who would have to enter and leave their vehicles on

the right-hand side (i.e. close to passing traffic – conflicting with 'NSW Government Centre for Road Safety' advice). I suggest that formal storm water management and guttering is completed prior to the development going ahead.

*Teaching Staff Parking:* The school lacks a formal designated parking area for LPS staff. Staff presently park on Laurie and Lake Streets as there are no parking restrictions, as is the case along Bold Street at the front of the school. The potential increased commercial activity as a result of the proposed development would have a negative impact on parking availability for teaching staff also. LPS currently has 24 staff.

*Safe Pedestrian Access to LPS:* Despite Lake Street being zoned commercial, it lacks safe designated pedestrian crossings. This poses a greater risk to parents and children who park further away from the school, and then have to cross Lake Street to access the school (which is busiest at the commencement of the school day).

*Bus Access:* Busways currently use the rear of the school for student drop-off at the start of the school day. The impact of increased activity along Lake Street and the safety of students disembarking on Lake Street will also need to be considered.

*Drop-off zone:* The proposed drop-off zone on Laurie street, near the corner of Lake Street is much needed, and would reduce the need for parents to park when dropping-off/collecting their children, thus eliminating some of the concerns above. The plan to build this street feature, should therefore be escalated in light of the current proposed development, and completed prior to it commencing.

Yours sincerely



✓ Grant Timmins  
Principal  
Laurieton Public School



**From:** Jan  
**To:** [Council](#)  
**Subject:** D.A. No. 2017 .415.1  
**Date:** Monday, 26 June 2017 3:39:12 PM

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Att: General Manager

I hereby lodge my objection to the proposal – **Alterations and Additions to Dwelling and Construction of Commercial Premises.**

**Property Description:** LOT: 2DP: 776806 5 Laurie Street, Laurieton.

**SUBMISSION:**

I strongly object to any alterations and additions to the old Post Office and Postmasters Cottage in Laurie Street. We have few reminders of our past history in Laurieton, namely the School of Arts and the old church on corner of Bold and Laurie Streets. The look of these two buildings will be completely spoiled with commercial premises stuck up the back.

Laurieton is a lovely quiet little town that attracts thousands of visitors who want to escape from the hustle and bustle of Port Macquarie, many come down to our beautiful theatre of which we are very proud.

I believe that these two buildings are heritage listed, if the Council want to do something for Laurieton, why not renovate the two buildings (and the outside toilet), clean up the yard and install signs giving information of their past history.

Let's look after our heritage.

Jan Pelham  
2/19 Tunis St.  
Laurieton NSW 2443



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Port Macquarie Museum  
**To:** [Council](#)  
**Subject:** Development Application 10.2017.415.1  
**Date:** Thursday, 29 June 2017 12:55:20 PM

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Port Macquarie Historical Society Inc. would like to comment on the following Development Application 10.2017.415.1 for the site at 5 Laurie Street Laurieton.

We hope that this proposal will not destroy or compromise the historic nature and character of this site.

If any historic structures are to be destroyed or compromised, we ask that an architectural study and photo essay of these structures be carried out beforehand.

Clive Smith  
President

Port Macquarie Museum  
Port Macquarie Historical Society Inc.



**From:** Geoff Ross  
**To:** [Council](#)  
**Subject:** Enquiry for application (10.2017.415.1)  
**Date:** Monday, 26 June 2017 2:33:51 PM

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I whole heartedly object to the development proposal of this site due to its historical significance to the area and township of Laurieton.

The alternation to the existing Postmasters Residence appears conducive and sympathetic to the house.

The building and development of the site with commercial buildings should not be approved! Keep commercial buildings in Bold Street and leave this significant heritage site alone.

Geoffrey Ross  
Hannam Vale North

Wayne Sainsbury  
24 Wandoo Place,  
Bonny Hills NSW 2445

The General Manager,  
Port Macquarie-Hastings Council  
PO Box 84  
Port Macquarie NSW 2444

**Re Submission objecting to the approval of DA (10.2017.415.1) relating to proposed additions to 5 Laurie Street, Laurieton.**

Dear Sir,

As the son of the last serving Post Master at the old Laurieton Post Office and having lived in the adjoining residence with my parents and 4 siblings between 1972 and 1984, I have an intense desire to see the integrity of this property maintained.

There is in my view, an implied obligation on anyone owning a heritage listed property however it was obtained, to ensure that it is maintained at an acceptable standard for future generations. The current status of this property would suggest that this is currently not occurring and given the few remaining heritage listed property that we have in the Port Macquarie Hastings LGA, the 3<sup>rd</sup> settled area in this Country it is a sad reflection on our commitment to preserving our history.

My objection to this application is not related to stages 1 or 2, being the additions to the house & construction of the detached double garage, but to stage 3, the construction of commercial shops on the Lake Street side of the property.

In support of my objections, I submit the following points for consideration.

The Statement of Heritage Impact state, "The former post office and postmaster's residence are located well away from other items identified as being of environmental heritage under Port Macquarie-Hastings Local Environment Plan (LEP) the nearest being the Laurieton School of Arts and the former Holy Trinity Church, both of which are located in Bold St at its intersection with Laurie Street."

Sadly, there are only 4 remaining heritage listed buildings in Laurieton, with 2 of these the subject of this application. The distance between the Old Laurieton Post Office and School of Arts, is 170 metres, not what I would call "well away" with these two buildings separated by an avenue of trees of significant heritage value having been planted in memory of local

servicemen who lost their lives in World War 1. This connection is in my view significant & grossly under-represented in the impact statement.

The Statement of Heritage Impact also states that "The height and scale of the proposed new commercial premises will obscure the views from Lake Street to the former postmaster's residence, however, these views are currently obscured by the side timber paling fence and outbuildings which are to be removed." This implies that the residence is currently hidden and that no heritage visual loss will occur. Image 1 below, clearly shows this not to be the case and the construction of the shops would totally obliterate the views of the house from the west.

Image 1: Google street view of Laurieton Postmaster's residence from Lake St



According to the NSW Office of Environment & Heritage, this site is significant for the following reasons;

- Reflects simple weatherboard cottage of late 19th Century using local construction techniques.
- Strong association with post office on same site.
- Illustrates the lifestyle of early postmasters in the area and reflects the scale of services offered to the community.
- Important associations with Mr R. Laurie.

It is also assessed against the State Heritage Register as being;

- historically significantly locally
- aesthetically significant locally
- scientifically significant locally
- scientifically representative locally

The postmaster of previous eras, was considered a significant community member and the government representative. As such their residence was reflective of this status. The parcel of land on which these buildings sits is 2028 sq metres in area although this has already been diminished with a section along the northern boundary previously being handed over to Telstra to allow for expansion of the telephone exchange.

The size and scale of this property, is in my view a critical component to its heritage value. It's grandeur is reflective of the significance within the community of the position of the postmaster. It dates to a period when families had to be more self-sufficient. Where extensive vegetable gardens, fruit trees and chooks in the back yard were the norm. Possible only with a large block of land. Under today's planning laws, properties are becoming smaller, larger blocks are being subdivided and higher density living is becoming more prominent. While this may be necessary in today's environment, to compromise properties of historical significant in this regard would in my opinion be contrary to the fundamental reasons for listing such properties.

Stage 3 of this proposal with the construction of 2 shops and associated parking and amenities, which are planned to encroach within 2 metres of the postmaster's residence, would in my opinion completely destroy the scale of this historically significant property & the illustration of the lifestyle of early postmasters.

The heritage advisory report attached to this application authored by Stephen Booker states that; "It is also proposed to introduce a Commercial component facing along Lake Street. This would be a case of applying Clause 5.10 of the LEP (Conservation Incentives Clause) to assist in the conservation and maintenance of the heritage item/s."

There is no clarification in this LEP in relation to whether there is any compulsion on behalf of the owner of the property to spend any set percentage of income that would be derived from the shops if approved on conservation and maintenance of either the Post Office or the postmaster's residence. Despite an existing income stream from the old Post Office currently let as a hairdressing salon, the current condition of the postmaster's residence would suggest that maintenance is not a high priority for the current owner.

In any case, for section 5(10) to be relevant, the consent authority must be satisfied that

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*

*(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

Having regard to these subsections, it is my submission that the planned shops would have an adverse affect on both the old Post Office and the postmaster's residence, in particular, its setting and the amenity of the surrounding area.

Once the renovation to the postmaster's residence is complete, the ongoing maintenance would not be significant and would well and truly be covered by the income stream generated by the Old Post Office and/or the cost of the proposed commercial development for the foreseeable future.

It is for the above reasons that I am objecting to the approval of this DA in its current form. Having lived in the postmaster's residence, I fully understand that alterations and renovations are required to bring this up to a modern day standard and that as a weatherboard constructed building, some ongoing maintenance will be required, something that the current owner would have been well aware of when it was purchased. But in my submission, the bastardisation of this site for pure commercialisation reasons in a location away from the Central Business District of Laurieton and to the detriment of its significant heritage value, should not be approved.

Regards

Wayne Sainsbury

■