

ORDINARY COUNCIL

LATE REPORTS

Wednesday 13 December 2017

Ordinary Council Meeting

Wednesday, 13 December 2017

Items of Business

| Item | Subject | Page |
|---------------|--|------|
| 12.12 | DA2017 - 437.1 - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING AND SWIMMING POOL INCLUDING CLAUSE 4.6 OBJECTION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) OF PORT MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 - LOT 123 DP 31187, NO 32 BOURNE STREET, PORT MACQUARIE | |
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4 Your Natural and Built Environment

13/12/2017

What we are trying to achieve

A connected, sustainable, accessible community and environment that is protected now and into the future.

What the result will be

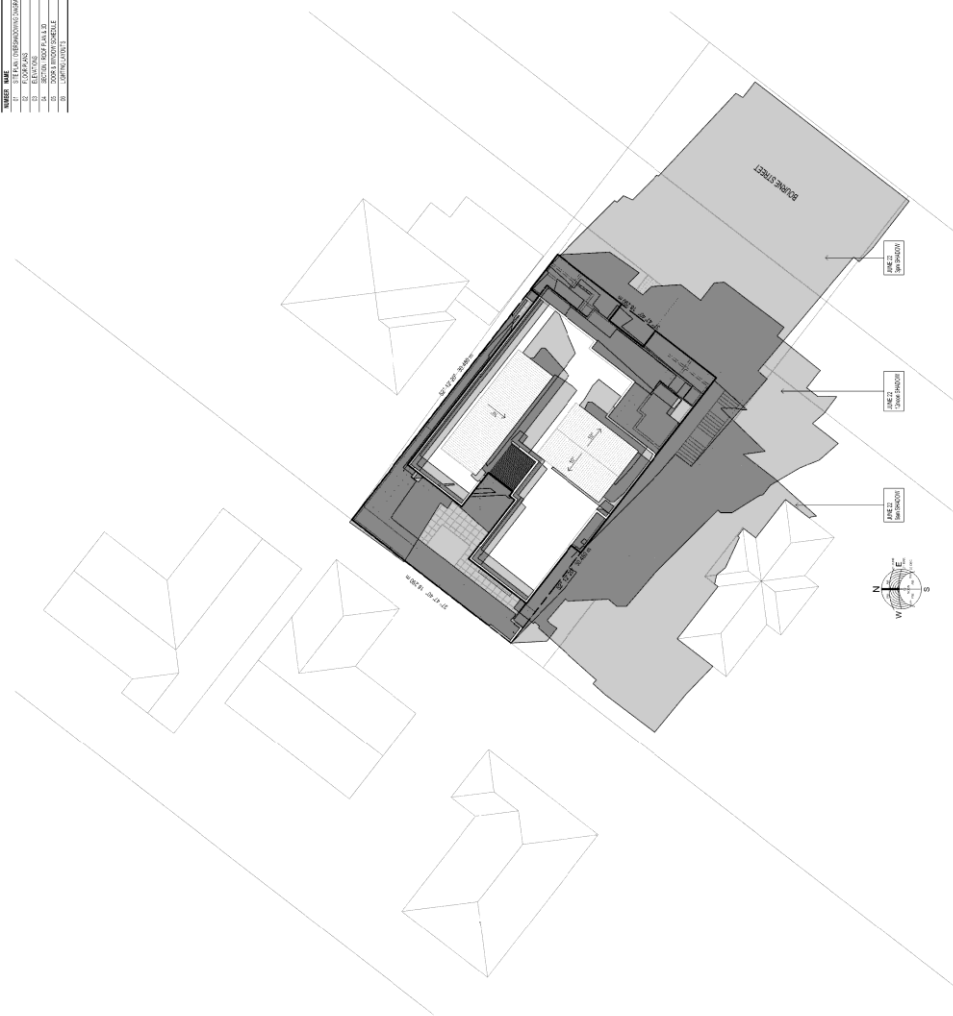
We will have:

- Effective management and maintenance of essential water, waste and sewer infrastructure
- A community that is prepared for natural events and climate change
- Sustainable and environmentally sensitive development outcomes that consider the impact on the natural environment
- Accessible transport network for our communities
- Infrastructure provision and maintenance that meets community expectations and needs
- Well planned communities that are linked to encourage and manage growth
- Accessible and protected waterways, foreshores, beaches and bushlands
- An environment that is protected and conserved for future generations
- Renewable energy options that are understood and accessible by the community

How we will get there

- 4.1 Provide (appropriate) infrastructure and services including water cycle management, waste management, and sewer management
- 4.2 Aim to minimise the impact of natural events and climate change, for example, floods, bushfires and coastal erosion
- 4.3 Facilitate development that is compatible with the natural and built environment
- 4.4 Plan for integrated transport systems that help people get around and link our communities
- 4.5 Plan for integrated and connected communities across the Port Macquarie-Hastings area
- 4.6 Restore and protect natural areas
- 4.7 Provide leadership in the development of renewable energy opportunities
- 4.8 Increase awareness of issues affecting our environment, including the preservation of flora and fauna

| SHEET LIST | |
|------------|--------------------------------|
| NUMBER | NAME |
| 01 | SITE PLAN OVERLOOKING SWANRAIL |
| 02 | FLOOR PLANS |
| 03 | ELEVATIONS |
| 04 | SECTION: ROOF PLAN 3D |
| 05 | DOOR & WINDOW SCHEDULE |
| 06 | LIGHTING LAYOUTS |



1 : 200

SITE PLAN / OVERSHADOWING DIAGRAM

| GROSS FLOOR AREAS | |
|--|--|
| INTERNAL | GARAGE 10.5 STAIR 1.0 HALL 1.0 TOTAL 12.5 |
| EXTERNAL | COVERED 1.0 UNCOVERED 1.0 TOTAL 2.0 |
| GRAND TOTAL | 14.5 |
| TOTAL FLOOR AREA 14.5 TOTAL COVERED AREA 1.0 TOTAL UNCOVERED AREA 1.0 TOTAL GROUND AREA 2.0 | |
| TOTAL FLOOR SPACE RATIO 14.5 TOTAL COVERED SPACE RATIO 1.0 TOTAL UNCOVERED SPACE RATIO 1.0 TOTAL GROUND SPACE RATIO 2.0 | |

| | |
|--------------|------------------------------|
| PROJECT | HUXMEYER RESIDENCE |
| ARCHITECT | DAVID W. HUXMEYER ARCHITECTS |
| MANUFACTURER | DAVID W. HUXMEYER ARCHITECTS |
| DATE | 2013.07.10 |
| SCALE | AS SHOWN |

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 T +61 7 433 5006
 F +61 7 433 5006
 E info@chrisvandyke.com.au

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ARTICLE IN BRIEF

**PRELIMINARY
NOT FOR CONSTRUCTION**

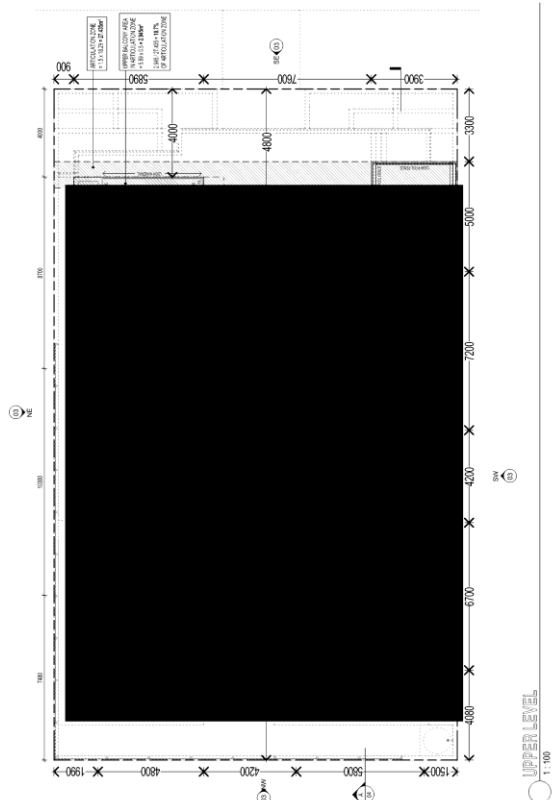
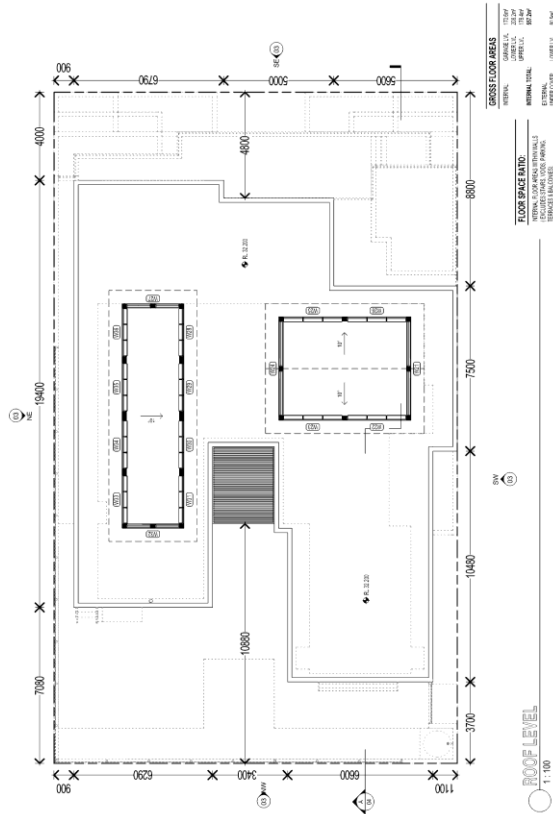
 **Bentley**
SIST-2-000000

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THEORY OF DIFFERENTIAL EQUATIONS, QUANTUM MECHANICS, AND THE THEORY OF THE DIFFUSION OF PARTICLES IN A LIQUID. (Russian) *Uspekhi matematicheskikh nauk* 1957, 21, 1, 1-100, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908, 909-910, 911-912, 913-914, 915-916, 917-918, 919-920, 921-922, 923-924, 925-926, 927-928, 929-930, 931-932, 933-934, 935-936, 937-938, 939-940, 941-942, 943-944, 945-946, 947-948, 949-950, 951-952, 953-954, 955-956, 957-958, 959-960, 961-962, 963-964, 965-966, 967-968, 969-970, 971-972, 973-974, 975-976, 977-978, 979-980, 981-982, 983-984, 985-986, 987-988, 989-990, 991-992, 993-994, 995-996, 997-998, 999-1000, 1001-100

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UPPER LEVEL
1:100

ROOF LEVEL
1:100

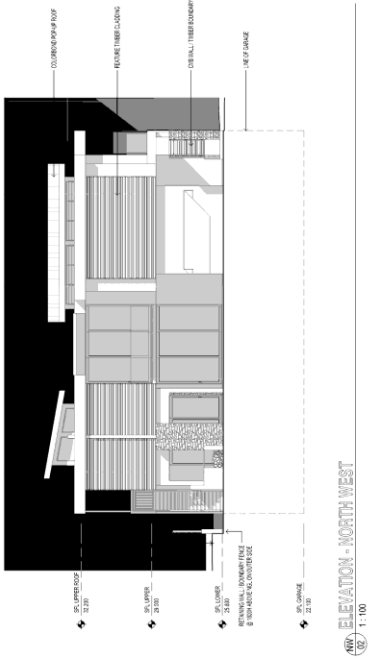
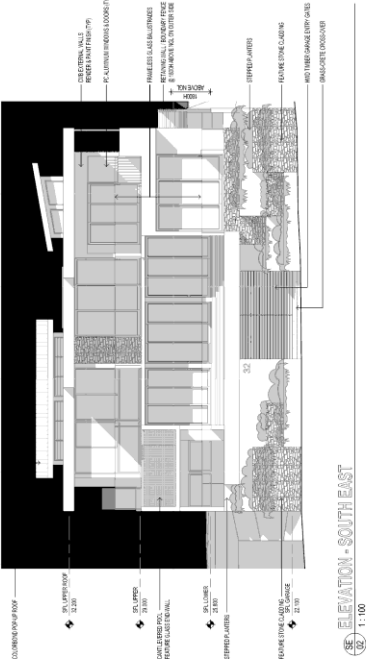
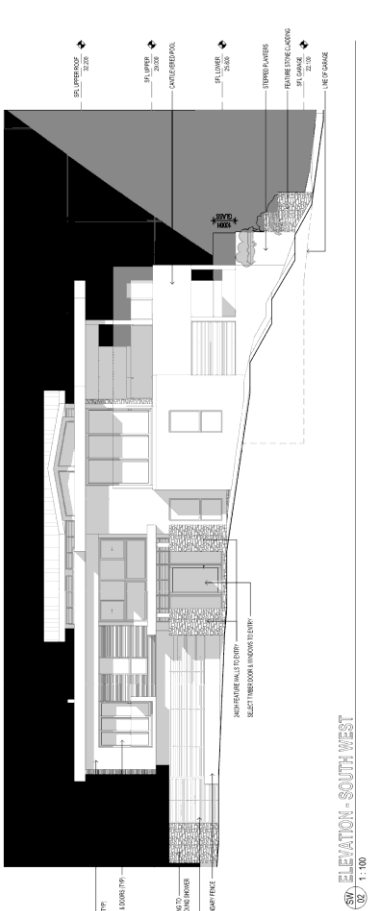
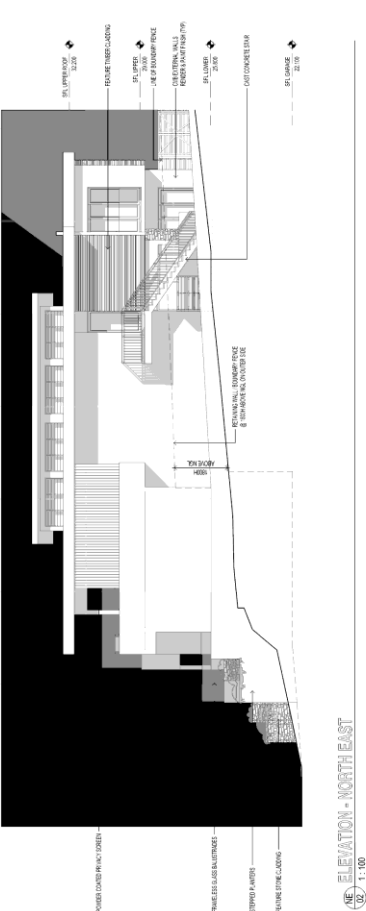
| GROSS FLOOR AREAS | |
|-------------------|--------|
| INTERNAL TOTAL | 12,800 |
| EXTERNAL TOTAL | 12,800 |
| TOTAL AREA | 25,600 |

| TOTAL FLOOR AREA | |
|------------------|--------|
| INTERNAL TOTAL | 12,800 |
| EXTERNAL TOTAL | 12,800 |
| TOTAL AREA | 25,600 |

PRELIMINARY ISSUE NOT FOR CONSTRUCTION

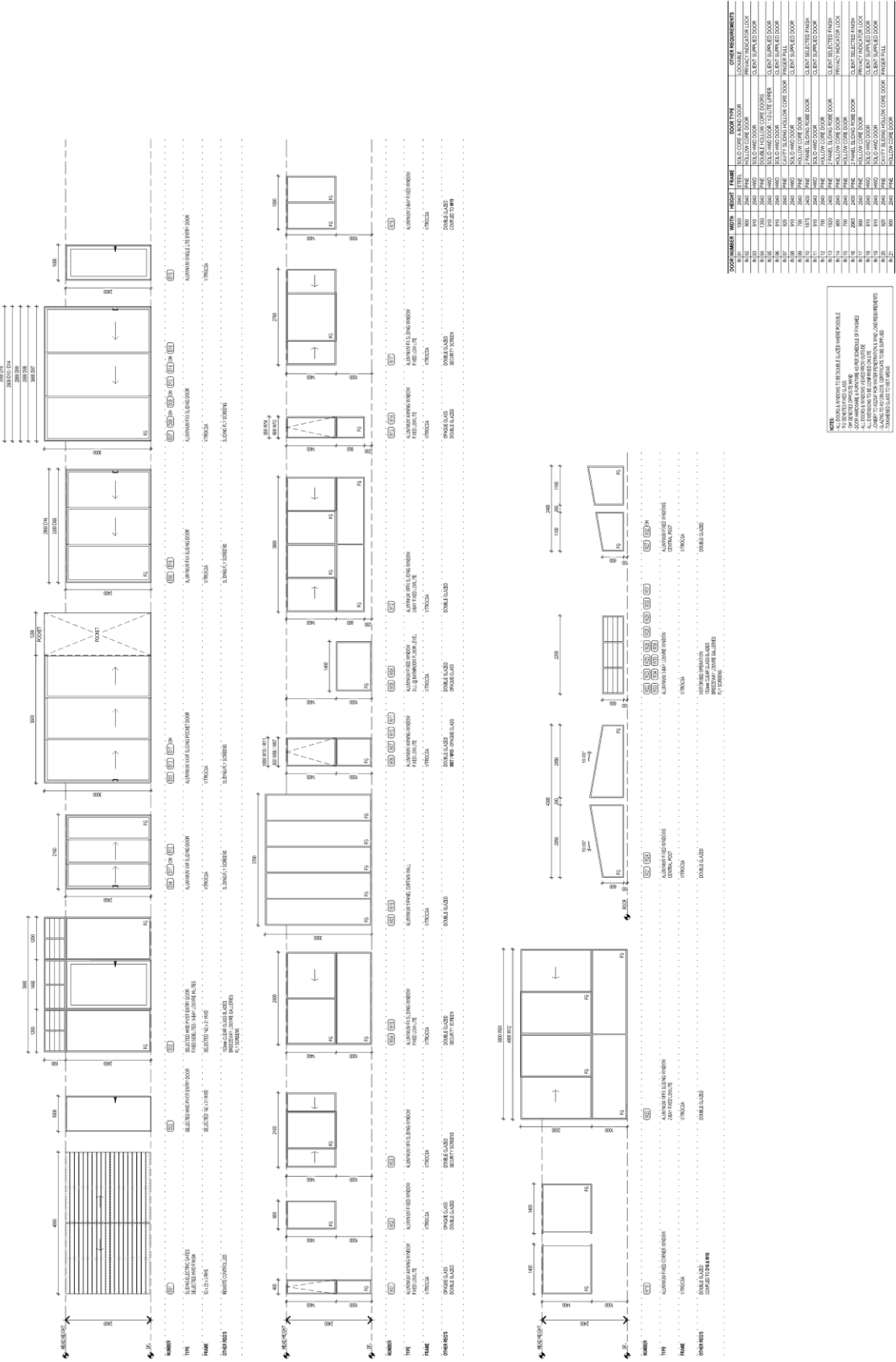
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Tel: 413-253-1111
Fax: 413-253-1111
Email: chris@vandvke.com

10/20/2017



| | | | |
|------------------------------------|--|--|--|
| PROJECT: HILKESLEY RESIDENCE | | ADDRESS: 21 BOURNE STREET, PORT PHILL, NEWCASTLE | |
| DRAWING NO: ELEVATIONS | | DATE: 08/08/2017 | |
| SCALE: 1:100 | | SHEET: 01 | |
| DESIGNER: CHRIS VANDYKE DESIGNS | | DRAWN: J. VANDYKE | |
| 100 BURNING TREE DRIVE, NEWCASTLE | | CHECKED: J. VANDYKE | |
| P.O. BOX 235, CARRINGTON, NSW 1585 | | DATE: 08/08/2017 | |
| 02 4929 0000 | | SHEET: 01 | |
| 02 4929 0000 | | SHEET: 01 | |

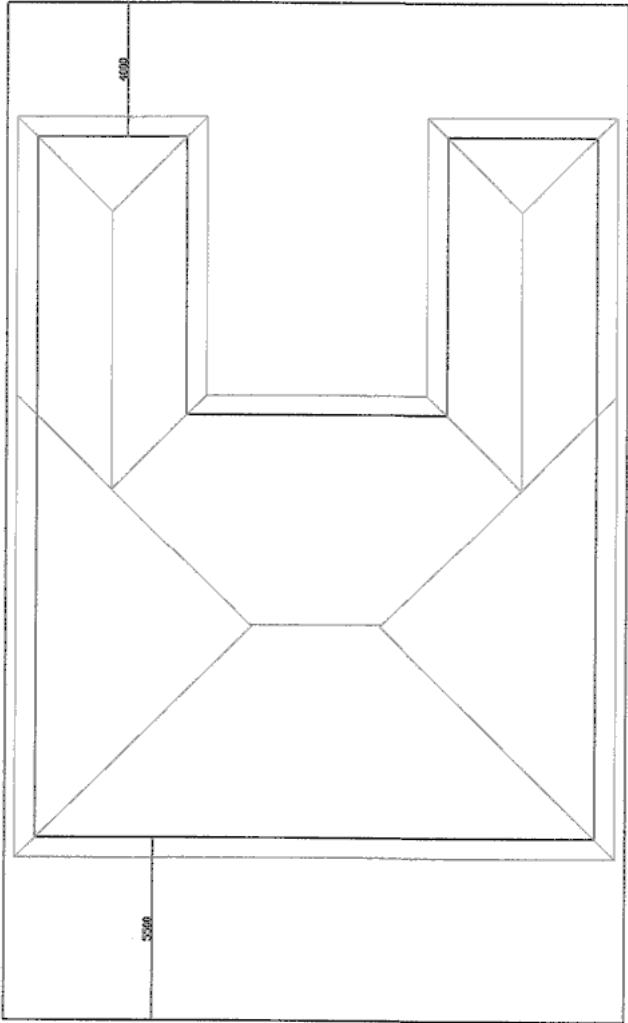
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



DOOR & WINDOW SCHEDULE
1:50

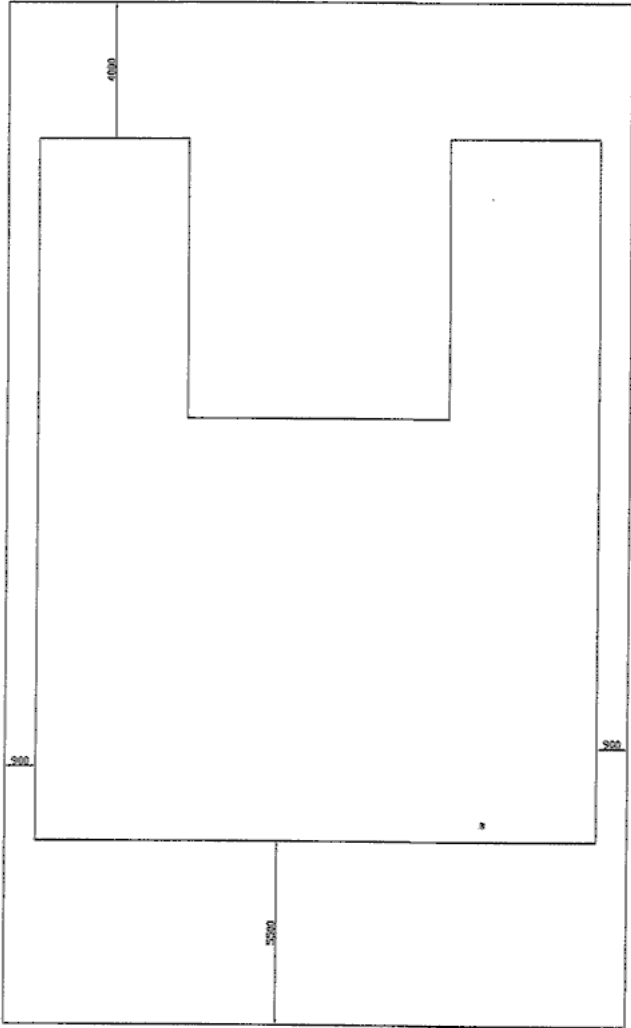
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NOTE:
LIGHTING POWER LAYOUT IS INDICATIVE ONLY.
ALL LIGHTS TO BE ON DIMMERS.
SELECTION OF ALL ELECTRICAL FIXTURES AND FITTINGS
AND EXACT LOCATIONS TO BE CONFIRMED WITH CLIENT.



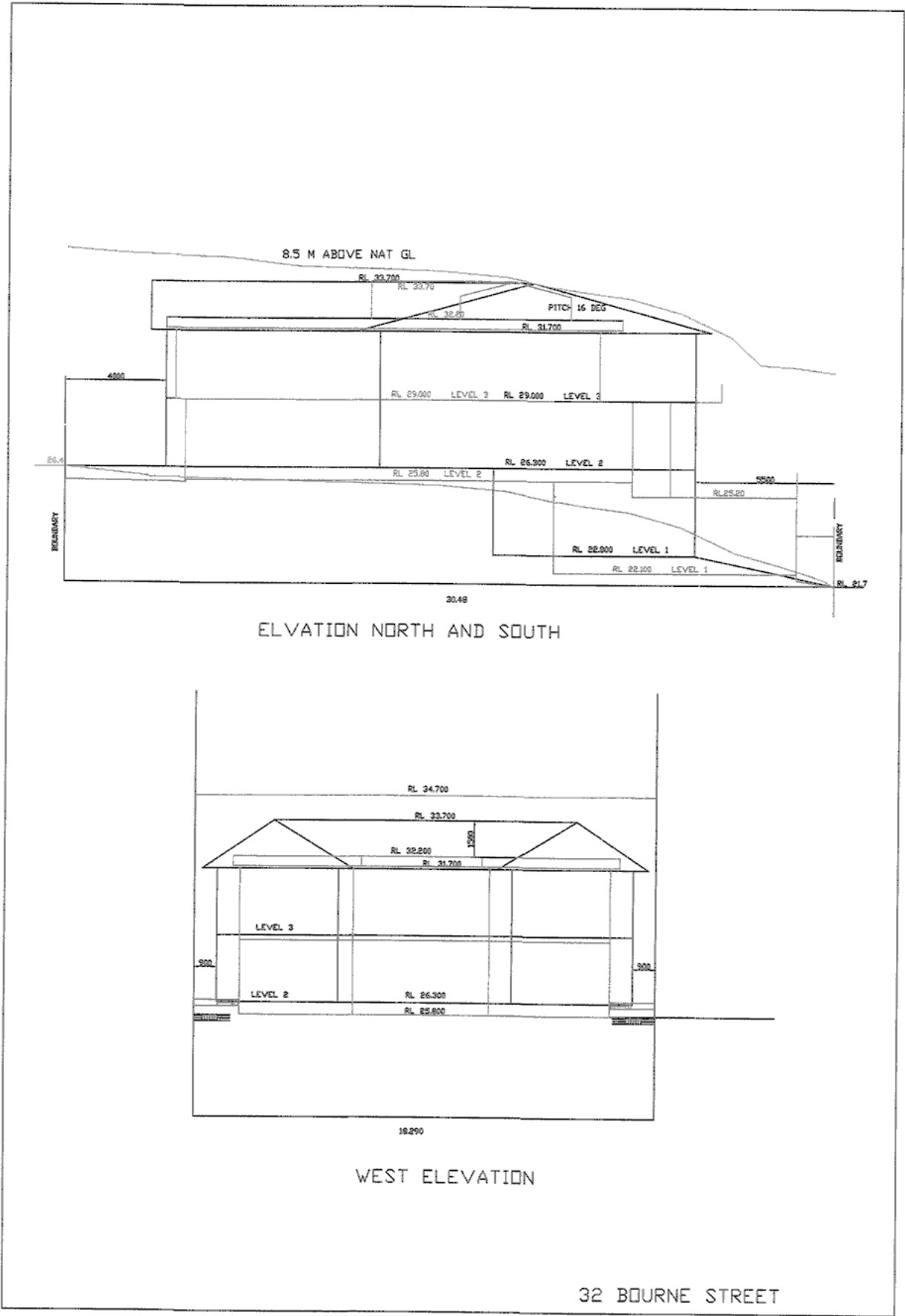
PLAN ROOF

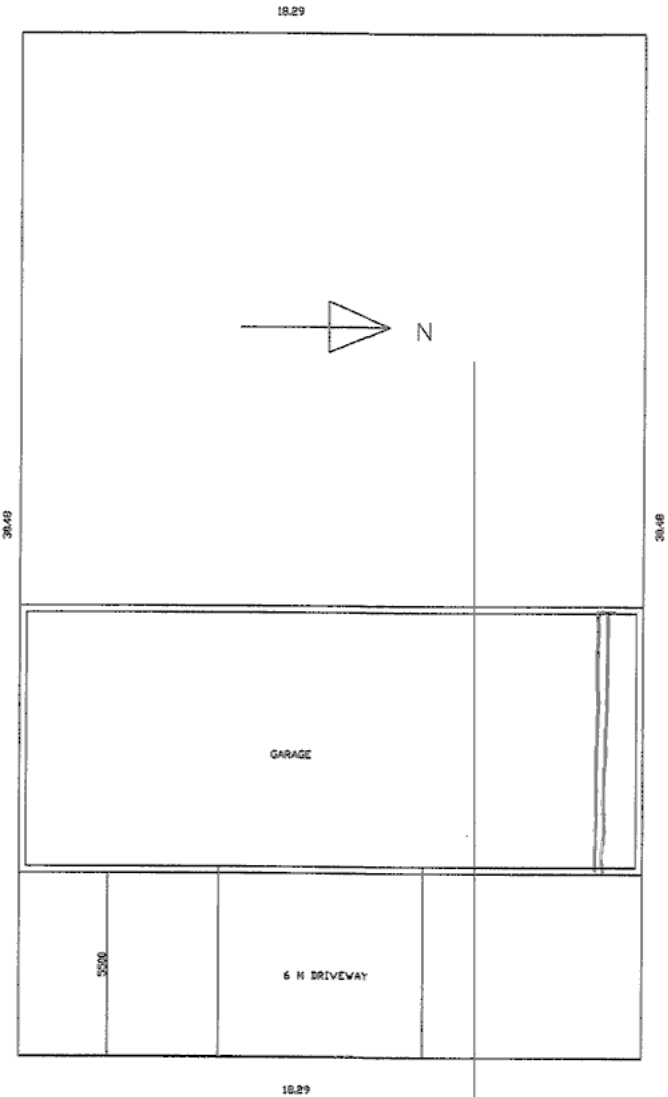
32 BOURNE STREET



PLAN LEVEL 2 AND 3

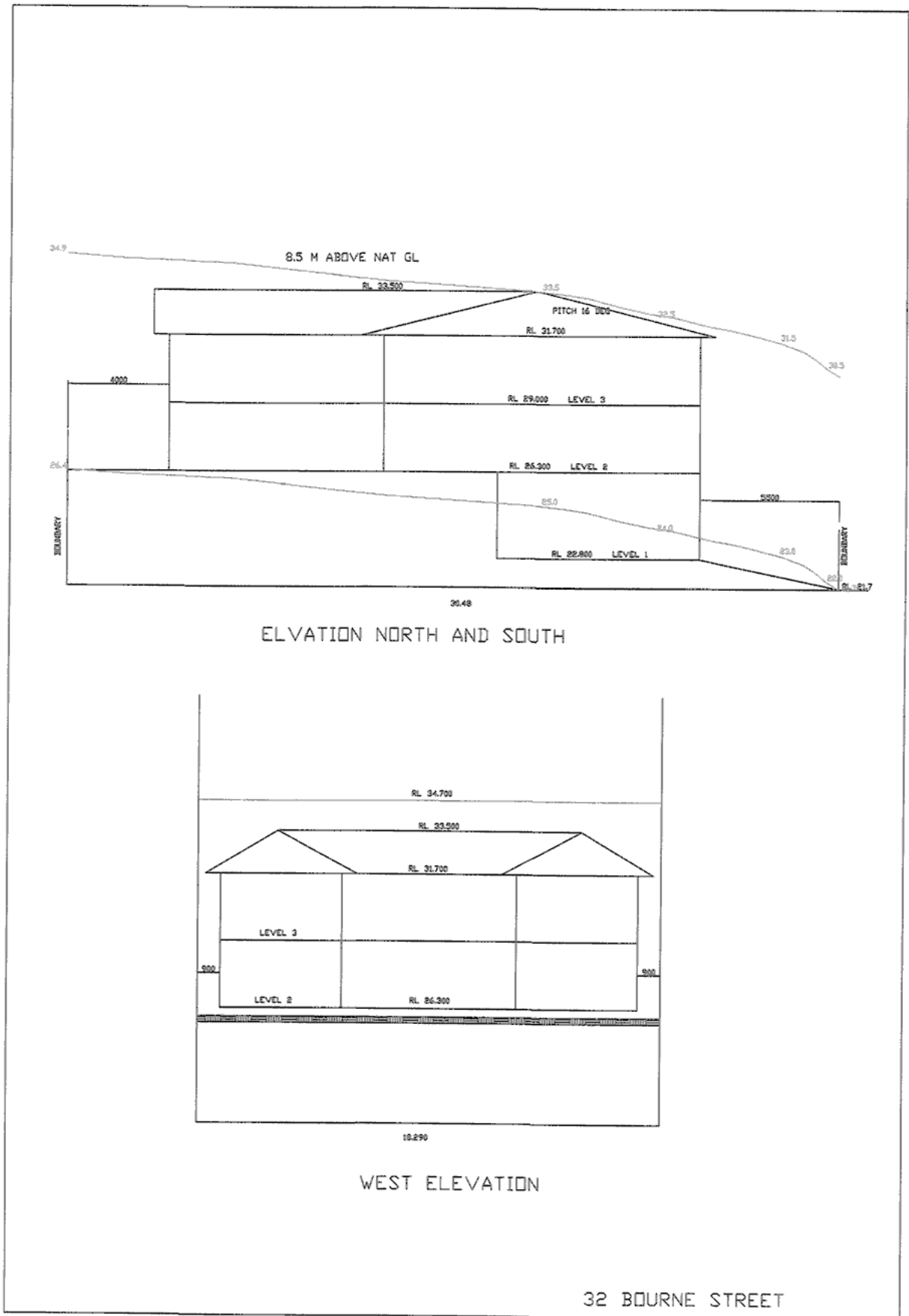
32 BOURNE STREET





PLAN GARAGE- LEVEL 1

32 BOURNE STREET



Additional information for DA 2017- 437

One of the questions raised at the DAP meeting 22/11/17 was the size of the dwelling. The size ratio is 0.76:1 which meets the requirements under state law for size of dwelling. However, to explain the size of the dwelling there is 2 major reasons.

1. We have a large family with 4 children under the age of 9. We are building our family dream home and we intend to live in this home for a very long time. We intend for each child to be able to have the option of their own bedroom. The rooms are designed to accommodate our current family and any possible further family growth.
2. We have gone to extensive lengths to accommodate my elderly parents, of which my mother is permanently disabled with Parkinson's disease. At this stage in her life she is wheel chair bound and unable to feed or look after herself.

The house has been designed to be accessible compliant. This has led to larger rooms to allow a wheel chair to be maneuver within the room. Larger Hallways and living spaces.

The top floor rear bedroom and bathroom has been specifically designed to accommodate my Disable mother's needs. It also doubles as an office space as we are self-employed and need the space to conduct business. This dual service room, which is on the same side as our living area is very important to us the care of my parents and the running of our business.

The Garage has been designed to accommodate wheel chair access from the south east parking space and access besides this space. There is also a lift from the garage to accommodate my parents.

This additional space upstairs combined with the increased size of space required for the stairs, lift, hallways and rooms is the major reason the floor space ratio is higher than the standard.

Taking into consideration the comments made at the last meeting several modifications have been made to the DA application.

1. The entire building has been moved 300mm towards the rear of the block
2. The rear south western rooms have both been made smaller to increase the rear set back by 600mm. This has increased the rear setback to 4080mm on the top floor and 4480mm on the bottom room.
3. The Garage has been moved to 900mm from the northern boundary. There are some adjustments to the other stories of the building account for engineering issues with moving the garage northern wall.
4. Not only did we move the entire house 300mm towards the rear but we have also moved the balcony on the North eastern side back a further 200mm to make it 4m from the boundary instead of the 3.5m.
5. Following concerns from Mr Hussey we have added additional support poles under the pool.
6. By increasing the setback by 300mm that increased the size of the front garden beds. As a result, we have modified the garden beds and the façade to minimize the impact on the street and street scape.

Following from all these modifications we have reduced the amount of the building within the articulation zone to 27.6% down from over 41%.

Another of the issues raised at the DAP meeting 22/11/17 is View Sharing regarding 32 Anderson street.

We considered our neighbors when designing our home by minimising the number of windows directly facing our neighbours. Only 1 window on the north eastern boundary facing 30 Bourne street neighbours. There are no windows facing west within 10m of the boundary. Prior to lodging the DA there was discussions with both neighbours and 32 Anderson street was happy with the privacy created by the proposed DA.

The roof has been designed as a flat roof with "Pop up" windows to improve the available sunshine within our home and the flat roof maximised natural sun shine to our rear neighbours and minimise the impact on their view.

At the rear the roof line is 1990mm below the DCP guidelines of 8.5m above Natural ground level. To achieve this, we dug the entire house into the ground to help achieve this minimal impact on our neighbours.

We feel that with the new modifications to the proposed DA which moved the South western aspect of the house forwards by to within the compliance guidelines along with the current side setbacks of 1500mm instead of the required 900mm aid in our consideration of view sharing for our neighbours at 32 Anderson street.

**FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF
PROPOSED CONDITIONS****NOTE: THESE ARE DRAFT ONLY****DA NO: 2017/437****DATE: 13/11/2017****SCHEDULE OF CONDITIONS ATTACHED TO THIS CONSENT**

The conditions of consent referred to in the Notice of Determination for DA No 2017/437 are as follows:

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.

| Plan / Supporting Document | Reference | Prepared by | Date |
|-----------------------------------|------------------|--------------------------|------------------|
| Development plans | Sheets 1 to 6 | Chris Vandyke Designs | 30 November 2017 |
| Contour plan | | Frank O'Rourke Surveyors | November 2015 |
| BASIX certificate | 795190S | Collins W Collins | 18 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:

- a) the appointment of a Principal Certifying Authority and
- b) 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) (A009) The development site is to be managed for the entirety of work in the following manner:
1. No construction vehicles are permitted to use the western section of the adjoining public pathway connecting to Anderson Street.
 2. 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;
 3. Appropriate dust control measures;

4. 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;
5. Building waste is to be managed via an appropriate receptacle;
6. 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.
7. 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 holidays

The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.

B - PRIOR TO ISSUE OF 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) (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:

 - i. Footway and gutter crossing
 - ii. Functional vehicular access
- (3) (B039) Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:
 - earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries;
 - earthworks that are more than 1m above or below ground level (existing) in any other location;
- (4) Details shall be submitted with the application for Construction Certificate to demonstrate compliance with the current Swimming Pools Act and Regulations.
- (5) The plans submitted with the application for a Construction Certificate shall detail the siting of the required rain water tank and be sited behind the 4.5m primary front setback building line.

C – PRIOR TO ANY WORK COMMENCING ON SITE

Nil

D – DURING CONSTRUCTION

- (1) (D015) The swimming pool shall not to be filled with water until a safety fence/barrier complying with the current Swimming Pools Act and Regulations has been installed and an inspection has been carried out and approval given by the Principal Certifying Authority.
- (2) (D016) Where depth of water in the pool exceeds 300mm during construction a temporary barrier or fence in accordance with the current Swimming Pools Act and Regulations is to be erected or other precaution taken so as to prevent entry of children into the pool.
- (3) (D010) Reduced levels prepared by a registered Surveyor must be submitted to the Principal Certifying Authority at the completion of the roof framework and include certification that building heights comply with the plans approved with the development consent.
- (4) (D007) A survey certificate from a registered land surveyor is to be submitted to the Principal Certifying Authority at footings and/or formwork stage. Such certificate shall set out the boundaries of the site, the actual situation of the buildings and include certification that siting levels comply with the approved plans.
- (5) (D029) The demolition of any existing structure shall be carried out in accordance with Australian Standard AS 2601-1991: *The Demolition of Structures*. No demolition materials shall be burnt or buried on site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Should the demolition works obstruct or inconvenience pedestrian or vehicular traffic on an adjoining public road or reserve, separate application shall be made to Council to enclose the public place with a hoarding fence.

Should asbestos be present, its removal shall be carried out in accordance with the National OH&S Committee – *Code of Practice for Safe Removal of Asbestos* and *Code of Practice for the Management and Control of Asbestos in Workplaces*.
- (6) (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) (E058) Written confirmation being provided to the Principal Certifying Authority (PCA) from any person responsible for the building works on the site, stating that all commitments made as part of the BASIX Certificate have been completed in accordance with the certificate.
- (3) (E034) Prior to occupation or the issuing of the 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.

- (4) (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.
- (5) (E020) The provision of a suitable sign containing the details required by the current Swimming Pools Act and Regulations.
- (6) (E021) Pool(s) to be fenced in accordance with the Swimming Pools Act, 1992.
- (7) (E022) Depth markers are to be installed on the swimming pool(s).

F – OCCUPATION OF THE SITE

- (1) (F004) The dwelling is approved for permanent residential use and not for short term tourist and visitor accommodation.

DRAFT

18/06/2017

**SUBMISSION**

To: Port Macquarie Hastings Council

Mark and Jennifer Searle

30 Bourne Street, Port Macquarie

- Attn: Pat Galbraith.

Development Application number 2017/437

We object to the approval of the above development proposal on the grounds that:

The building is not compatible with the desired future character of the locality.

The façade and proposed scale of the house are intrusive to the street.

Our two main concerns are:

1. The Pool

The height and location of the pool to the street will negatively impact the streetscape, and as a result, will have an adverse effect on street appeal.

We are concerned about the pool, as it is a canter-levered structure that extends from the third floor out to the front boundary, with zero set-back. Our concern is that this so-called pool, should be classified as a dwelling extension, and therefore should have the necessary set-back from the front boundary.

The pool walls are 7.6 metres high from the garage floor, and with mandatory pool fencing added to this, the total height of this imposing structure on the front boundary would be a minimum of 8.8 metres.

The examples given in the development application, of other pools that have been approved on front boundaries, are not canter-levered pools, and do not impose on the streetscape. They are therefore not equivalent to the proposed pool.

2. The side set-backs on the North-East boundary of the proposed dwelling.

The substantial increase in floor space and scale means the building will extend close to our boundary. As a result this will significantly reduce natural airflow and limit light, thereby reducing the accustomed quality of life within our neighbouring residence.

This adverse effect will be particularly relevant after 3pm, which is not reflected by the current shadow diagram.

The proximity of the north-eastern wall of the proposed three-storey dwelling will create damp, dark living areas in our home.

We look forward to discussing this development application with Council in person.

2531.

Sincerely,

Mark Searle / Jennifer Searle

| | |
|------------------------------------|--------|
| PORT MACQUARIE HASTINGS | |
| TRIM No | CRM No |
| 20 JUN 2017 | |
| Keyword | |
| Activity | |
| Subject | |

23 October 2017

SUBMISSION

To: Port Macquarie Hastings Council

Mark and Jennifer Searle
30 Bourne Street, Port Macquarie



Re: Development Application number 2017/437 AMENDED PLANS

We object to the approval of the above amended development proposal on the grounds that:

1. The set-back of the upper level deck from the front boundary is not adequate. It has been significantly reduced in some parts on the amended plan, and therefore appears to contravene development standards.

The Northern section of the upper deck now extends an extra 1.5 metres compared to the original plans, with a proposed set-back of only 3.5m. This would significantly impede views from our neighbouring north-east property, thereby reducing the property value and substantially affecting our investment, causing financial disadvantage with regard to resale.

2. The Height of the building now further contravenes the development standard 4.3, due to the extension of the roof toward the front boundary. We do not believe that Clause 4.6 'Exceptions to development standards' should be applied, as this extension of the deck, and therefore roof, can not be justified. Even without this alteration of the plans which extend the deck and roof an extra 1.5m, there is still adequate out-door living space. At the very least, the setback for the decks (and subsequently roof) on the North-East side should be 4.5m. We believe that Clause 4.3 (b) is important in this case, as the objective of this clause is to 'minimise visual impact and disruption of views'.

Yours sincerely,

Mark & Jennifer Searle

LETTER OF SUPPORT FROM OWNERS OF 35 BOURNE STREET, PORT MACQUARIE

From: David (email address removed)
Sent: Tuesday, 16 May 2017 7:45 PM
To: Anthony Hilkemeijer
Subject: Re: 32 Bourne street proposed development

Hi Shannon and Anthony

We have looked at your proposed house design, we think it looks great and would not be out of place in Bourne St.

We have no objections to the development.

Regards

David and Laura

LETTER OF SUPPORT FROM OWNERS OF 19 & 54 BOURNE STREET, PORT MACQUARIE

From: Mark Crawford (email address removed)
Date: 21 May 2017 6:34:57 AM AEST
To: [REDACTED]
Subject: Development of 32 Bourne street Port Macquarie

To whom it may concern: After looking at the proposed design drawings for the re-development of 32 Bourne street in Port Macquarie, which is the street I live in and also have completed re-developments in as well, I would like to say that I believe the design of this new development would be something that would enhance the " street-scape " and would flow in with the newer constructions in the street and area. I believe the council needs to follow its mandate regarding building set-backs from boundaries for the neighbouring properties as required, but when it comes to the concept of " keeping with the street-scape " it needs to take a " brave " and " fluid " approach to allow for a street that is changing and needs to change with the " times " in which we live in. Kind regards - Mark Crawford (19 & 54 Bourne street)

LETTER OF SUPPORT FROM OWNERS OF 34 ANDERSON STREET, PORT MACQUARIE

From: robgriffiths (email address removed)
Sent: Tuesday, 16 May 2017 9:07 AM
To: Anthony Hilkemeijer
Subject: Proposed Development

Hello Anthony,

Thanks for the images of your proposed development.

We have no concerns regarding the proposal and that includes the facade.

...Robert and Robyn Griffiths
(34 Anderson Street)

LETTER OF SUPPORT FROM OWNERS OF 32 ANDERSON STREET, PORT MACQUARIE

From: Frank Scuglia (email address removed)
Sent: Monday, 22 May 2017 4:56 PM
To: Anthony Hilkemeijer
Subject: Re: 32 Bourne street proposed development

Hi Anthony,

Thanks again for the opportunity to look at you building proposal again. At this stage we have no other queries for you.

We think you have a nicely designed home, that seems to suit the current streetscape.

Good luck with lodging the DA tomorrow.

Regards

Sharyn and Frank

LETTER OF SUPPORT FROM RESIDENTS OF 39 BOURNE STREET, PORT MACQUARIE

From: (gorrie) (email address removed)
Sent: Monday, 22 May 2017 12:07 PM
To: Anthony Hilkemeijer
Subject: Re: 32 Bourne street proposed development

Hi Anthony

We really like the look of the new house. It will be a plus for Bourne Street.
It will have no adverse impact on us.

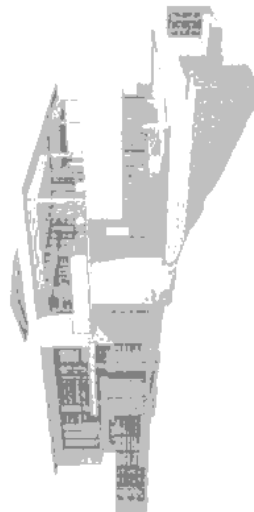
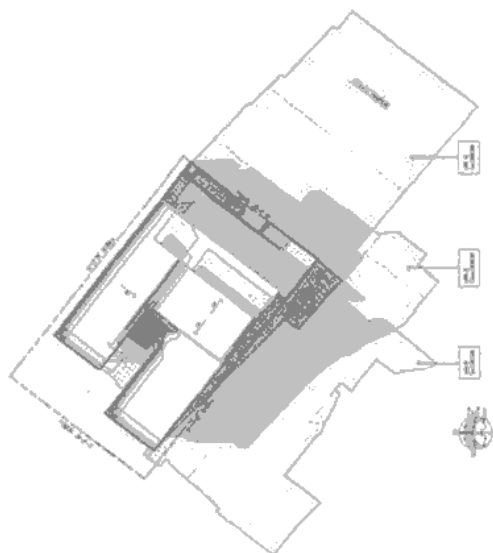
Russell and Jill Gorrie
39 Bourne Street

Sent from my iPad

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HILKEMAJER RESIDENCE
32 BOURNE STREET PORT MACQUARIE NSW

we have no physicians
wanting to be

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