

# **ORDINARY COUNCIL**

## **LATE REPORTS**

**Wednesday 21 November 2018**

# Ordinary Council Meeting

Wednesday, 21 November 2018

## Items of Business

Item	Subject	Page
12.10	<b>DA2018 - 649.1 ALTERATIONS AND ADDITIONS TO A DWELLING INCLUDING A CLAUSE 4.6 VARIATION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) OF THE PORT MACQUARIE HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 - LOT 346 DP 236950, NO. 14 VENDUL CRESCENT, PORT MACQUARIE</b>	
	Attachment 1: DA2018 - 649.1 Recommended Conditions .....	4
	Attachment 2: DA2018 - 649.1 Plans .....	7

# 4 Your Natural and Built Environment

21/11/2018

## 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

## FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF PROPOSED CONDITIONS - 2011

NOTE: THESE ARE DRAFT ONLY

DA NO: 2018/649

DATE: 4/10/2018

### 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
Statement of Environmental Effects	Project No 1731	Wayne Ellis Architect	9/8/2018
Plans	Project No 1731, DWG No D01-05/2	Wayne Ellis Architect	5/9/2018
Bushfire Hazard Assessment		David Pensini	13/9/2018

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. 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;
  4. Building waste is to be managed via an appropriate receptacle;

5. 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

(2) (B046) The building shall be designed and constructed so as to comply with the Bush Fire Attack (BAL) 40 requirements of Australian Standard 3959 and the specifications and requirements of Planning for Bush Fire Protection. Details shall be submitted to the Principal Certifying Authority with the application for Construction Certificate demonstrating compliance with this requirement.

Please note: Compliance with the requirements of Planning for Bush Fire Protection 2006 to prevail in the extent of any inconsistency with the Building Code of Australia.

(3) (B042) A certificate from an approved practising chartered professional civil and/or structural engineer certifying the structural adequacy of the proposed footings and frame of the existing building are capable of carrying the additional works/load is to be submitted to the PCA prior to the release of the Construction Certificate.

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

Nil

#### **D – DURING CONSTRUCTION**

(1) (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*.

For further information on asbestos handling and safe removal practices refer to the following links:

Safely disposing of asbestos waste from your home

Fibro & Asbestos - A Renovator and Homeowner's Guide

Asbestos Awareness

- (2) (D003) The Port Macquarie-Hastings area is known to contain rock that may contain naturally occurring asbestos (NOA). Should potential NOA be located on site notification shall be provided to Council and Workcover prior to works proceeding. No work shall recommence until a NOA management plan has been approved by Council or Workcover.

#### **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) (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.
- (3) (E015) Prior to occupation or issue of the Occupation Certificate, details of compliance with the approved bushfire risk assessment as amended by the requirements of the NSW Rural Fire Service letter dated 18 September 2018, Ref D18/7188 is to be provided to the Principal Certifying Authority. It should be noted that the NSW Rural Fire Service have confirmed that the reference in their letter to the David Pensini report dated 5 September 2018 was an error and should read the report dated 13 September 2018. This change will need to be considered when checking for compliance (ie do not use the 5 September 2018 report).

#### **F – OCCUPATION OF THE SITE**

Nil



STREET PERSPECTIVE



AERIAL SITE PLAN

DA ISSUE ONLY 5/09/2018

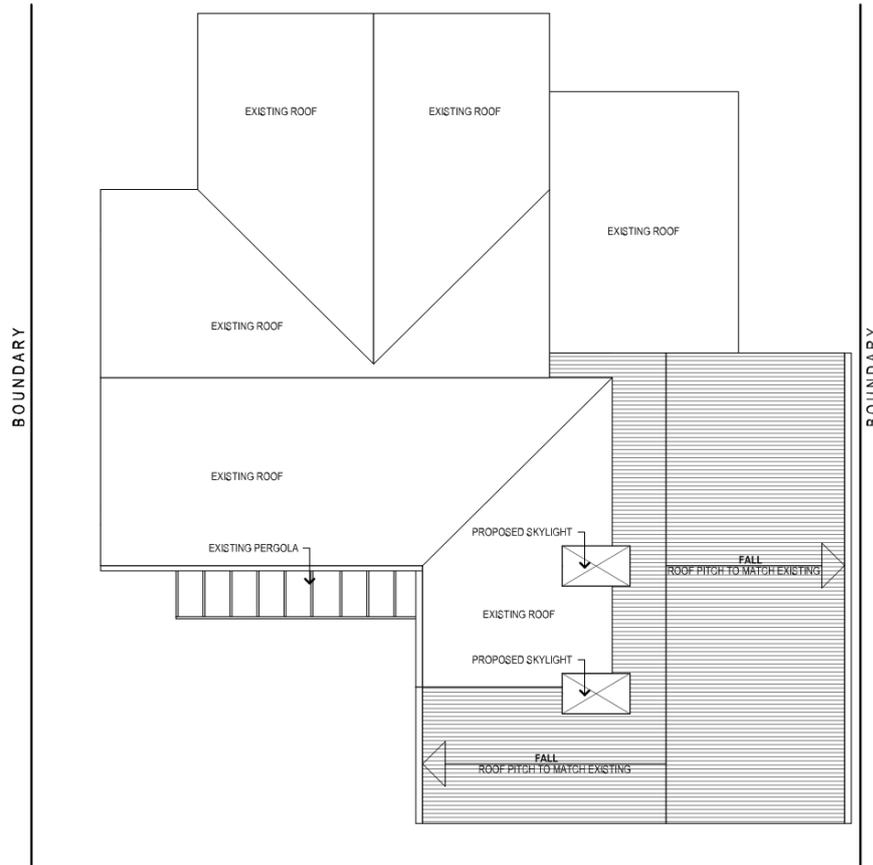
No.	Date	Description	By
2	5.00.18	REMOVAL OF DECK	PS
1	10.08.18	DA ISSUE ONLY	PS
Amendments			

Client: R. HODGSON  
 Project: ALTERATIONS & ADDITIONS TO  
 14 VENDUL CRESCENT  
 PORT MACQUARIE  
 Drawing: AERIAL SITE PLAN + STREET  
 PERSPECTIVE

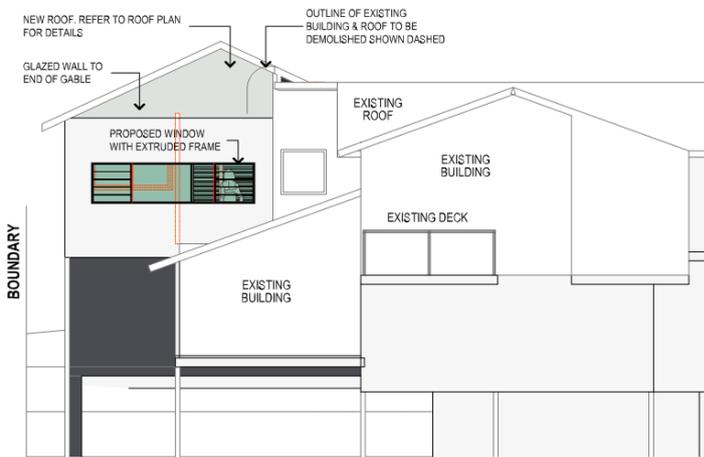
**wayne  
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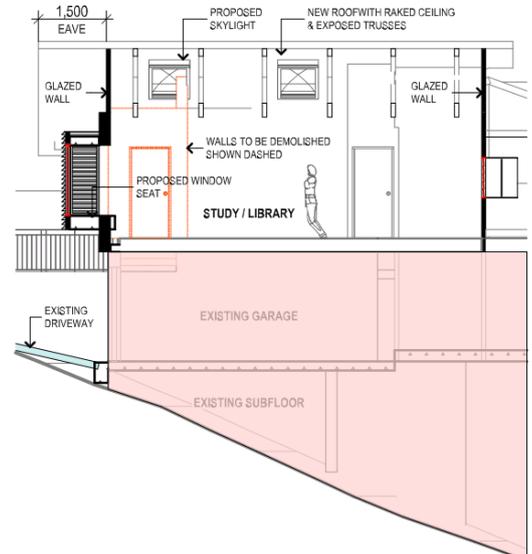
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 Comp. Ref. 1731 REV DA ISSUE.pln



**ROOF PLAN**  
Scale 1:100



**PARTIAL EAST ELEVATION**  
Scale 1:100



**SECTION**  
Scale 1:100

DA ISSUE ONLY 5/09/2018

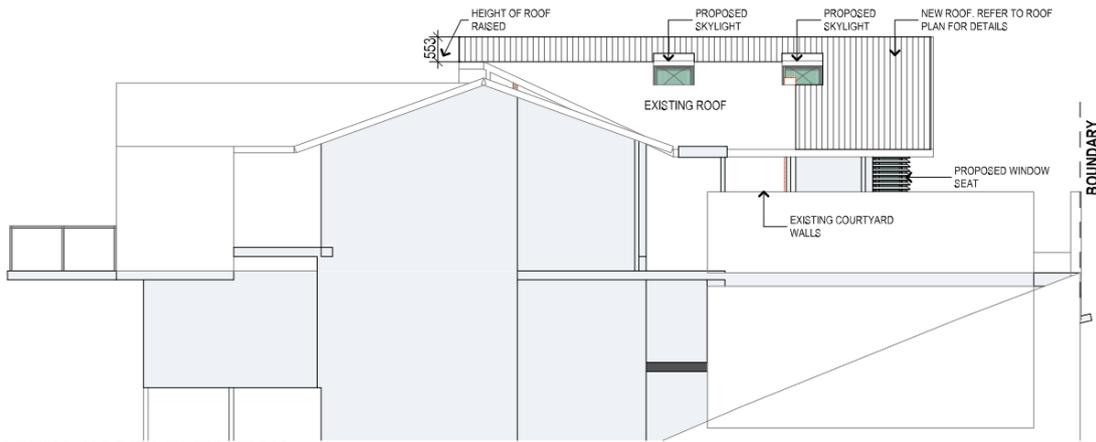
No.	Date	Description	By
2	5.00.18	REMOVAL OF DECK	PS
1	10.08.18	DA ISSUE ONLY	PS
Amendments			

Client: R. HODGSON  
Project: ALTERATIONS & ADDITIONS TO 14 VENDUL CRESCENT PORT MACQUARIE  
Drawing: **ROOF PLAN, EAST ELEVATION + SECTION**

**wayne ellis architect**

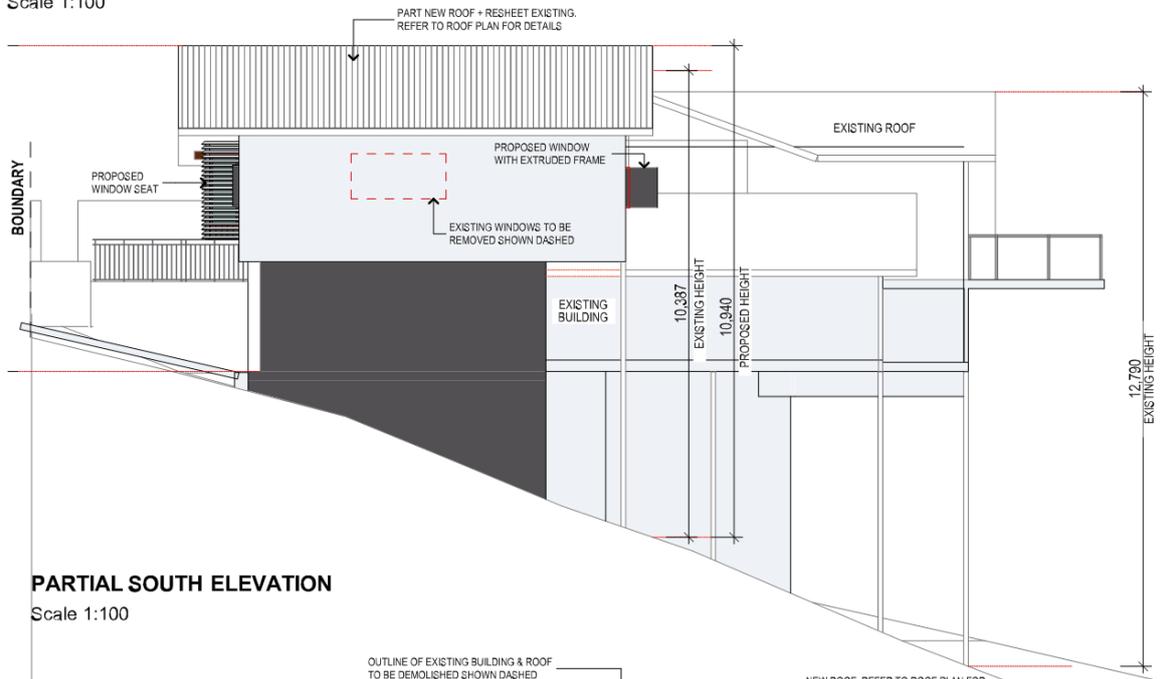
B.Arch. R.A.I.A. NSW Reg No 4415  
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Proj. No 1731  
Dwg No. D03/2  
Drawn PS  
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Comp. Ref. 1731 REV DA ISSUE.pln



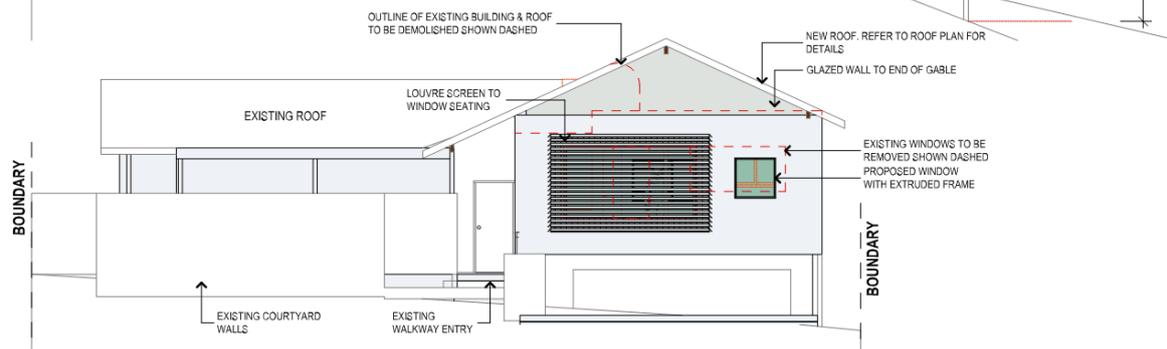
**PARTIAL NORTH ELEVATION**

Scale 1:100



**PARTIAL SOUTH ELEVATION**

Scale 1:100



**WEST ELEVATION**

Scale 1:100

DA ISSUE ONLY 5/09/2018

No.	Date	Description	By
2	5.08.18	REMOVAL OF DECK	PS
1	10.08.18	DA ISSUE ONLY	PS
Amendments			

Client: R. HODGSON  
Project: ALTERATIONS & ADDITIONS TO 14 VENDUL CRESCENT PORT MACQUARIE  
Drawing: ELEVATIONS

**wayne ellis architect**

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Proj. No 1731  
Dwg No. D04/2  
Drawn PS  
Scale 1:100 @ A3  
Comp. Ref. 1731 REV DA ISSUE.pln



LANE CONSULTANTS

No.	Date	Description	By
2	5.00.18	REMOVAL OF DECK	PS
1	10.08.18	DA ISSUE ONLY	PS
Amendments			

Client: R. HODGSON  
 Project: ALTERATIONS & ADDITIONS TO  
 14 VENDUL CRESCENT  
 PORT MACQUARIE  
 Drawing: 3D PERSPECTIVES

**wayne  
ellis  
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Proj. No 1731  
 Dwg No. D05/2  
 Drawn PS  
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