

Development Assessment Panel

Business Paper

date of meeting: Wednesday, 27 March 2013

location: Function Room, PMHC, 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.



**PORT MACQUARIE
HASTINGS**

Development Assessment Panel

CHARTER

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:

Pursuant to Section 377 of the Local Government Act, 1993 delegation to 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.

Format Of The Meeting:

1. Panel meetings shall be carried out in accordance with Council's Code of Meeting Practise 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.

Development Assessment Panel

ATTENDANCE REGISTER

Member	17/10/12	07/11/12	21/11/12	12/12/12
Paul Drake	✓	✓	✓	✓
Matt Rogers	X	X	X	X
Dan Croft	A	✓	✓	✓
Patrick Gailbraith-Robertson (alternate)			✓	
Clinton Tink (alternate)	✓		✓	
David Fletcher	✓	✓	✓	✓
Paul Biron (alternate)				
Cliff Toms	A	✓	✓	✓
David Troemel (alternate)	✓			

Member	23/01/13	13/02/13	27/02/13	13/03/13	
Paul Drake	✓	✓	✓	✓	
Matt Rogers					
Dan Croft	✓	✓	✓	✓	
Patrick Gailbraith-Robertson (alternate)					
David Fletcher	✓	✓	✓	✓	
Cliff Toms	✓	✓	A	✓	
David Troemel (alternate)			✓		

Key: ✓ = Present
A = Absent With Apology
X = Absent Without Apology



**PORT MACQUARIE
HASTINGS**

Development Assessment Panel Meeting

Wednesday, 27 March 2013

Items of Business

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**PORT MACQUARIE
HASTINGS**

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

"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."

Item: 02**Subject: APOLOGIES**

RECOMMENDATION

That the apologies received be accepted.

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

RECOMMENDATION

That the Minutes of the Development Assessment Panel Meeting held on 13 March 2013 be confirmed.

PRESENT

Members:

Paul Drake
Dan Croft
David Fletcher
Cliff Toms

Other Attendees:

Clinton Tink

The meeting opened at 2.00pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

There were no apologies.

03 CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 27 February 2013 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

**05 DA 2012/0399 - ATTACHED DUAL OCCUPANCY AND TORRNES TITLE
SUBDIVISION ON LOT 418 LOT 1145583, 44 RIVERGUM DRIVE, PORT
MACQUARIE**

CONSENSUS:

1. That the Koala Plan of Management for Oxley Highway Port Macquarie be amended as per the addendum dated 29 January 2013 and the Department of Planning and Infrastructure's letter dated 8 February 2013.
 2. That subject to recommendation 1 being accepted, the General Manager use the delegation to vary the associated restrictions on the title of the property that are linked to the Koala Plan of Management requirements.
 3. That subject to recommendations 1 & 2 being accepted, DA 2012/0399 for a attached dual occupancy and torrens subdivision at Lot 418 DP 1145583, No. 44 Rivergum Drive, Port Macquarie, be determined by granting consent subject to the recommended conditions.
-

**06 DA 2012/0239 - CHANGE OF USE FROM DWELLING TO TOURIST & VISITOR
ACCOMMODATION, LOT 17 SP 48601, 17/16-18 LAURIE STREET, LAURIETON**

CONSENSUS:

DAP support DA2012/239 and determination be delegated to the Group Manager Development Assessment to enable submission of fire safety measures from applicant and subsequent preparation of a fire safety schedule to be attached to the development consent in accordance with the Act.

The meeting closed at 2.09pm.

Item: 04
Subject: DISCLOSURES OF INTEREST

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 Conflict:

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

☐

Non-Pecuniary - Insignificant Conflict:

May participate in consideration and voting.

For the reason that:
.....

Signed: Date:

(definitions are provided on the next page)

Definitions

(Local Government Act and Code of Conduct)

Pecuniary

An interest that a person has in a matter because of a reasonable likelihood or expectation or appreciable financial gain or loss to the person or another person with whom the person is associated. (*LG Act s442 and s443*).

A Councillor or member of a Council Committee who is present at a meeting and has a pecuniary interest in any matter which is being considered must disclose the nature of that interest to the meeting as soon as practicable.

The Councillor or member of a Council Committee must not take part in the consideration and voting on the matter and be out of sight of the meeting. (*LG Act s451*)

Non-Pecuniary

An interest that is private or personal that the Councillor or member of a Council Committee has that does not amount to a pecuniary interest as defined in the LG Act.

If you have declared a non-pecuniary interest you have a number of options for managing the conflict. The option you choose will depend on an assessment of the circumstances of the matter, the nature and significance of your interest. You must deal with a non-pecuniary interest in one of the following ways.

Non Pecuniary – Significant Interest

(For example; family, a close friendship, membership of an association, sporting club, corporation, society or trade union).

- Have no involvement by absenting yourself from and not taking part in any consideration or voting on the issue as if the provisions in the LG Act s451(2) apply.
- A future alternative is to remove the source of the conflict (for example, relinquishing or divesting the personal interest that creates the conflict or reallocating the conflicting duties to another officer).

Non Pecuniary – Less than Significant Interest

- It may be appropriate that no action is taken. However, you must provide an explanation of why you consider that the conflict does not require further action.

SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

By <i>[insert full name of councillor]</i>	
In the matter of <i>[insert name of environmental planning instrument]</i>	
Which is to be considered at a meeting of the <i>[insert name of meeting]</i>	
Held on <i>[insert date of meeting]</i>	
PECUNIARY INTEREST	
Address of land in which councillor or an associated person, company or body has a proprietary interest (<i>the identified land</i>) 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.
MATTER GIVING RISE TO PECUNIARY INTERESTⁱⁱ	
Nature of land that is subject to a change in zone/planning control by proposed LEP (<i>the subject land</i>) ⁱⁱⁱ [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 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^{iv} 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—see section **448** (g) (ii) of the *Local Government Act 1993*.
- 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.

Item: 05**Subject: DA 2013/0093 - CHANGE OF USE - GARAGE TO HOME BUSINESS
(ART STUDIO)****Report Author: Jesse Dick**

Property:	LOT 3 DP 32942, 5 CROSS STREET, PORT MACQUARIE
Applicant:	ALL ABOUT PLANNING PTY LTD
Owner:	F & M BARRATT
Application Date:	20/02/2013
Date Formal:	20/02/2013
Estimated Cost:	\$NIL
Location:	PORT MACQUARIE
File no:	2013/0093
Parcel no:	5417

Alignment with Delivery Program

- 4.9.2 Undertake development assessment in accordance with relevant legislation.
- 4.9.3 Implement and maintain a transparent development assessment process.

RECOMMENDATION

That DA 2013/0093 for a Change of Use - Garage to Home Business (Art Studio) at Lot 5, DP 32942, No. 5 Cross Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a Development Application for the change of use of an existing detached garage building into an art studio (home business) at the subject site

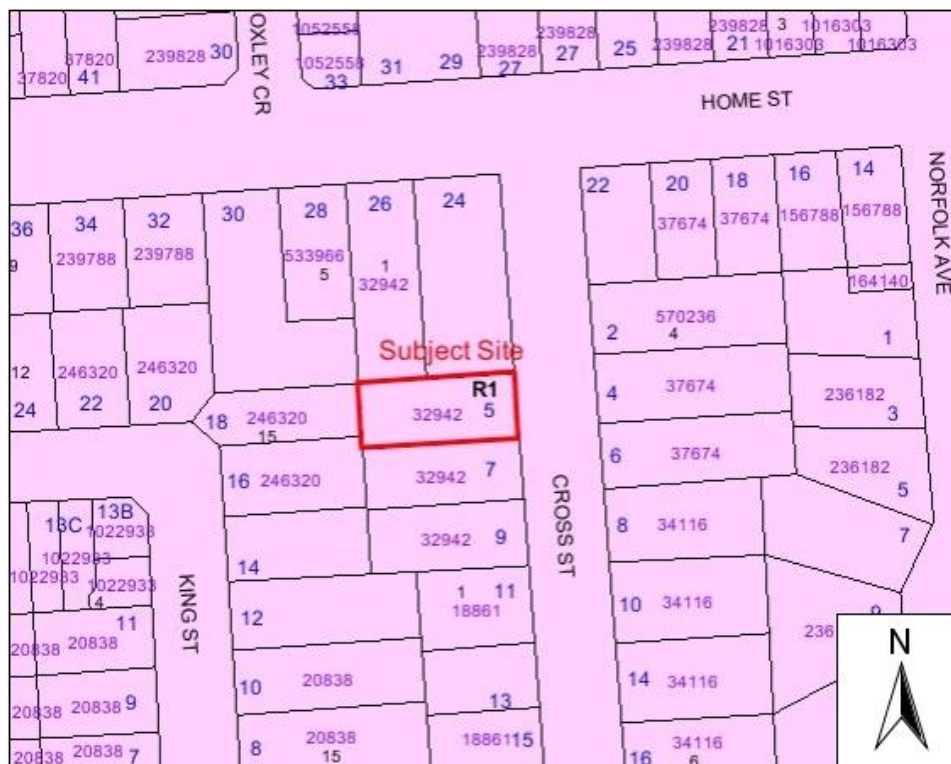
This report provides an assessment of the application in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

Subsequent to exhibition of the application, 1 submission has been received.

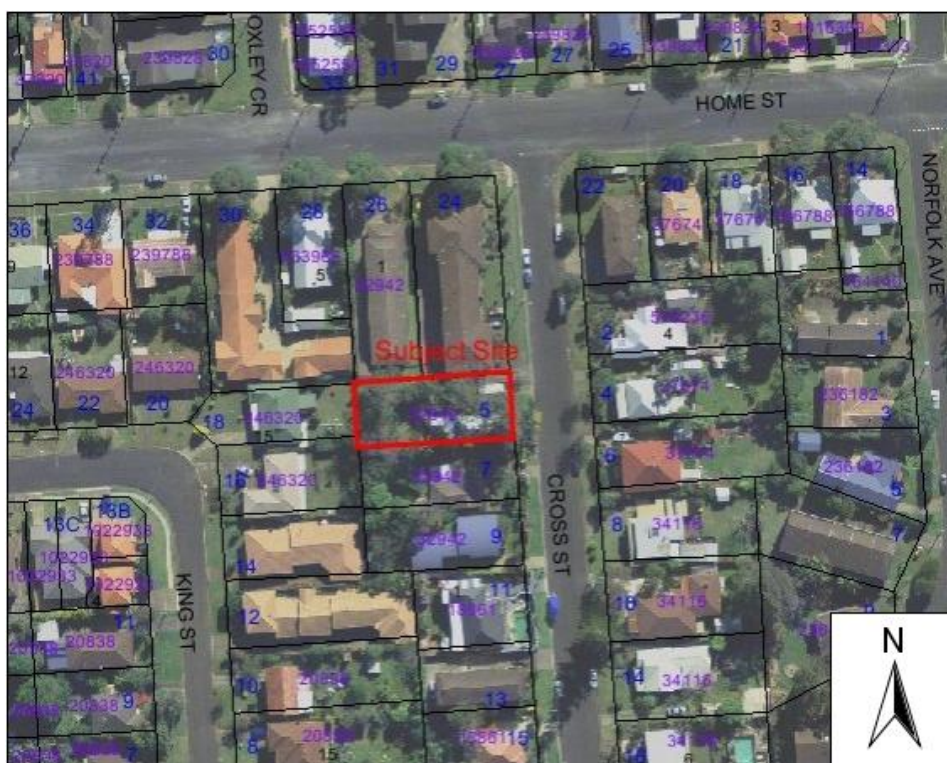
1. BACKGROUND**Existing sites features and Surrounding development**

The site has an area of 695.6m².

The site is zoned R1 - General Residential 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 immediate locality is shown in the following aerial photo:



2. DESCRIPTION OF DEVELOPMENT

Key aspects of the application proposal include the following:

- Operation of a Home Business (Art Studio) from an existing detached garage building located adjacent to the northern boundary of the subject site.

Refer to attachments at the end of this report.

Application Chronology

- 20 February 2013 - Development Application Lodged
- 25 February 2013 - Neighbour notification undertaken
- 8 March 2013 - Additional information requested from applicants
- 8 March 2013 - Additional information received
- 12 March 2013 - Submission received
- 13 March 2013 - Additional information requested from applicants
- 13 March 2013 - Additional information received
- 18 March 2013 - Site Inspection carried out

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 44 - Koala Habitat Protection

In accordance with clauses 6 and 7, the subject land does not have an area of more than 1 hectare in size and therefore the provisions of SEPP are not required to be considered.

State Environmental Planning Policy 55 – Remediation of Land

In accordance with clause 7, 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. The requirements of this SEPP are therefore satisfied.

State Environmental Planning Policy 64 - Advertising and Signage

The proposed development includes proposed advertising signage in the form of business/building identification signage.

In accordance with clause 7, this SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

Only one (1) business identification sign is permitted to be erected at the front of the subject property. The sign will have a maximum size of 1.5m² and shall be located on the front of the garage building under the eave fascia board above the existing garage roller door. Only information relating to the business being undertaken onsite is permitted to be displayed on the sign. No advertising of products is permitted to be displayed on the sign. The sign is not permitted to be artificially illuminated. The proposed signage will be located upon the subject property and not in the road reserve.

The road is a small residential road which serves a small population of existing residents. There are no significant traffic or pedestrian impacts from this sign which would result in any inconsistency with the SEPP. The requirements of this SEPP are therefore satisfied.

State Environmental Planning Policy 71 – Coastal Protection

The site is located within a coastal zone as defined in accordance with clause 4 of SEPP 71. The site is further identified as being within a sensitive coastal location. The site is not identified as being within a sensitive coastal location as it is not within 100m of mapped SEPP 71 Waterways.

In accordance with clause 7, this SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

Having regard to clauses 8 and 12 to 16 of SEPP 71 and clause 5.5 of Hastings LEP 2011 inclusive the proposed development will not result in any of the following:

- a) any restricted access (or opportunities for access) to the coastal foreshore;
- b) any identifiable adverse amenity impacts along the coastal foreshore and on the scenic qualities of the coast;
- c) any identifiable adverse impacts on any known flora and fauna (or their natural environment);
- d) subject to any identifiable adverse coastal processes or hazards;
- e) any identifiable conflict between water and land based users of the area;
- f) any identifiable adverse impacts on any items of archaeological/heritage; and
- g) reduce the quality of the natural water bodies in the locality.

In particular, the site is located within an area zoned for residential purposes and currently has a dwelling located upon it. The site is also surrounded on all sides by other existing residential dwellings and flats. Due to these factors, no adverse impacts are expected as a result of this development on the nearby SEPP 71 coastal waterway.

The requirements of this SEPP are therefore satisfied.

Port Macquarie-Hastings Local Environmental Plan 2011

In accordance with clause 2.2, the subject site is zoned R1 - General Residential.

In accordance with clause 2.3(1) and the R1 zone landuse table, the proposed development for a Home Business is a permissible landuse with consent.

The objectives of the R1 zone are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

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 proposal is considered to represent a small scale home business that is ancillary to the main residential use of the site.

Clause 5.4 – Proposed home business meets control (max 60m² GLFA) as the building is only 22.8m²

In accordance with clause 5.9, no listed trees in Development Control Plan 2011 are proposed to be removed.

Clause 5.10 – Heritage - The site does not contain or adjoin any known heritage items or sites of significance. Dwelling was constructed approximately in the 1950's, considered to not have any significant conservation value at this time.

In accordance with clause 7.1, the site does not contain any potential acid sulphate soils.

(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 2011

	Requirements	Proposed	Complies
DP1.1	Design addresses generic principles of Crime Prevention Through Environmental Design guideline	Adequate casual surveillance available	Yes
DP11.1 onwards	Removal of hollow bearing trees	None proposed	N/A
DP1.1	Tree removal (3m or higher with 100m diameter trunk and 3m outside dwelling footprint	None proposed	N/A
DP12.1 onwards	Landscaping of parking areas	Adequate landscaping exists onsite	Yes
DP14.1	Sealed driveway surfaces unless justified	Not required, low key, small scale development, minimal impacts anticipated.	Yes
DP3.1	Off-street Parking spaces: Home Business: <ul style="list-style-type: none">• 1 space for single dwelling, + 1 space for visitors.• 1 space per 2 employees (no employees are proposed)	Parking space shortfall will exist as a result of the proposed development.	No, see variations section below

DCP Variations:

The proposal seeks to vary the following Development Provisions:

The proposal seeks to vary Development Provision 3.1

1 space exists for residents within the existing driveway. This does not comply with AS requirements for 5.5m length of stack parking space however given the existing nature of the use it is considered to be acceptable to retain the current arrangement. 1 space is unable to be provided for visitors as resident's car will utilise existing stack parking arrangement within driveway. Note that a condition has been included in the consent requiring all visitor access to be through the existing side door of the proposed art studio, no access through the front roller door is permitted. This will result in the existing stack parking space being retained for use by the residents whilst ever the studio is open for business.

It is considered that adequate capacity exists within Cross Street to allow for visitation without adversely impacting on availability of on street parking for surrounding developments. The proposed use will be undertaken between the hours of 9am and 5pm primarily on weekends. As a result of the proposed opening hours it is considered that any adverse traffic and parking impacts will be minimal and will be confined to a small period of time within the week. Adequate street parking is readily available on the street both in front of the subject site and directly in front of the neighbouring residential flat building developments. Existing neighbouring residents parking access will not be compromised after hours as the home business will be closed.

The business will only operate during the week via appointment (between the hours of 9am to 5pm - this has been conditioned) the business will be operating primarily during standard working hours, therefore any traffic and parking generation of the home business from any weekday operations will occur during standard work hours and is considered to result in a minimal impact.

(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:

N/A

iv) any matters prescribed by the Regulations:

The building is considered to be a class 8 building under the Building Code of Australia. This proposal therefore is considered a 'change in building use' being a change in classification from class 10a.

As there are no building works requiring a CC, Council must consider C193 of the EP&A Regs. In this regard, Council's Health and Building Surveyor is satisfied that the fire protection and structural capacity of the building will be appropriate to the building's proposed use and that there are no Category 1 fire safety provisions applicable to the building.

A fire safety schedule must be attached to the development consent with 'Portable Fire Extinguisher' being the only applicable fire safety measure.

An occupation certificate will be required with standard fire safety conditions recommended.

Context & Setting

The subject site is surrounded by existing residential development. The neighbourhood is a well established area with a diverse mix of residential buildings within the immediate locality including residential flat buildings and older single detached dwellings. The subject site contains a small detached dwelling with a small detached garage. The site has well established gardens which envelope the subject site resulting in a very private and secluded setting which the owner's desire. It is considered that the proposed development is ancillary to the primary residential use of the site will not have any adverse impacts on developments within the locality and the site is conducive to the proposed development.

Access, Transport & Traffic

Refer to comments under DCP assessment (see above).

Pedestrians

No adverse pedestrian impacts are expected. A-frame sign must be located in accordance with Councils adopted A-frame policy. This has been conditioned.

Safety, Security & 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. The increase in housing density will improve natural surveillance within the locality and openings from each dwelling overlook common and private areas.

Social Impact 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. Likely positive impacts can be attributed to the development.

Site Design and Internal Design

The proposed development design is 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.

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

One (1) written submission was received following completion of the required public exhibition of the application.

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

Submission Issue/Summary	Planning Comment/Response
The operation of the home business will cause a noticeable increase in traffic and parking will be a problem as only street parking is available. This leaves no access for people wishing to visit the residents in the surrounding developments (especially the unit developments)	<p>Whilst the application does not propose any additional off street parking as stipulated in Councils DCP 2011 (which requires 1 space for the dwelling (provided) & 1 visitors space) the impacts are expected to be minimal (refer to Parking comments (DP 13.1) assessment under DCP 2011 table above).</p> <p>Adequate street parking opportunities are readily available both directly in front of the subject site and directly in front of the nearby residential flat buildings.</p> <p>Adequate street parking capacity exists within Cross Street to cater for guests visiting the residential flat buildings & the proposed home business.</p>
The owners are operating a kiln which is located near mature trees, this is a fire hazard.	<p>It has been confirmed via a site inspection that a Kiln is operating onsite. The kiln is required for the firing of the resident artist's pots and sculptures.</p> <p>The kiln is directly associated with the existing home occupation which is an exempt development in accordance with PMH LEP 2011 which is able to be undertaken without consent within the R1 - general residential zone.</p> <p>The kiln has been used in its current location for numerous years without incident. It is considered that the vegetation aids in screening the kiln structure from view of the neighbouring development and does not pose any significant threat.</p>

(e) The Public Interest:

The proposed development satisfies relevant planning controls and is not expected to impact on the wider public interest.

4. DEVELOPMENT CONTRIBUTIONS APPLICABLE

- Development contributions are not required towards augmentation of town water supply and sewerage system head works under Section 64 of the Local Government Act 1993.
- Development contributions are not required under Section 94 of the Environmental Planning and Assessment Act 1979 towards roads, open space, community cultural services, emergency services and administration buildings.

The garage building does not contain any facilities that will be available to the visiting public (or guests visiting by appointment). The proposed business will be operated by the residents only and no additional staff will be employed. For these reasons development contributions are considered not to be applicable to this DA.

5. CONCLUSION

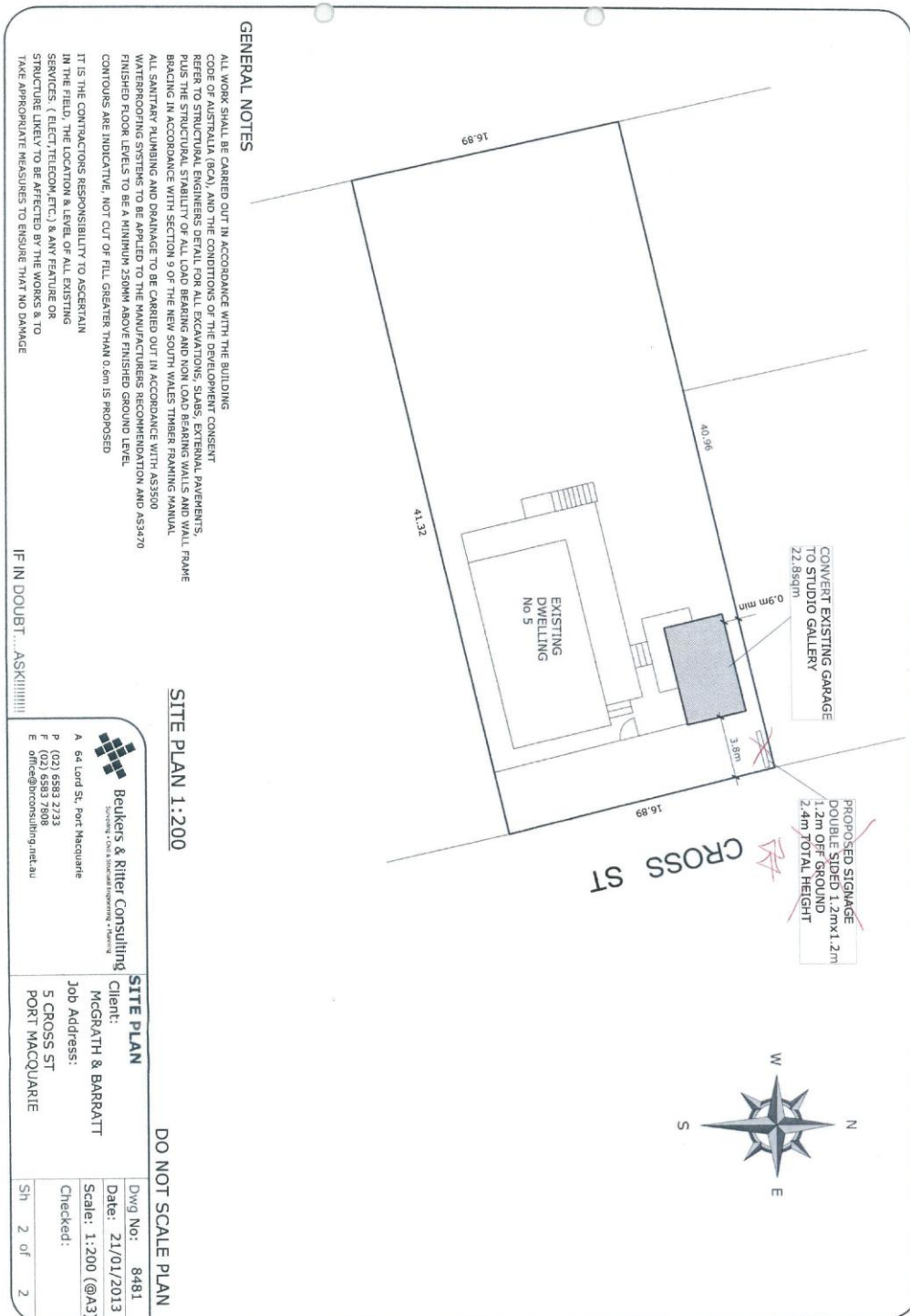
The application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

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. Consequently, 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](#). DA2013 - 0093 Plan
- 2[View](#). DA2013 -0093 Draft Recommended Conditions
- 3[View](#). DA2013 - 0093 Statement Of Environmental Effects 5417



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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2013/93

DATE: 20 March 2013

PRESCRIBED CONDITIONS

Part 6 – Division 8A of the *Environmental Planning & Assessment Regulations 2000*

nil

A – GENERAL MATTERS

- (1) (A001) The development is to be carried out in accordance with the plans (as amended in red) 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	-	All About Planning Pty Ltd	February 2013
Site Plan	Dwg No 8481	Beukers & Ritter Consulting	21/1/2013

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) (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.
- (3) (A195) One (1) business identification sign is permitted to be erected at the front of the subject property. The sign shall have a maximum size of 1.5m² and shall be located on the front of the garage building under the eave fascia board above the garage roller door. Only information relating to the business being undertaken onsite is permitted to be displayed on the sign. No advertising of products are permitted to be displayed on the sign. The sign is not permitted to be artificially illuminated.

B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

nil

C – PRIOR TO ANY WORK COMMENCING ON SITE

nil

D – DURING WORK

nil

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) (E016) Prior to occupation or the issue of the Occupation Certificate (or Interim Occupation Certificate) the owner of the building must cause the Principal Certifying Authority to be given a fire safety certificate (or interim fire safety certificate in the case of a building or part of a building occupied before completion) in accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate 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.

F – OCCUPATION OF THE SITE

- (1) (F009) All new essential fire safety measures shall be maintained in working condition at all times.
- (2) (F025) Hours of operation of the development are restricted to the following hours:
 - 9.00 am to 5.00 pm – Saturdays, Sundays & Public Holidays
 - 9.00am to 5.00pm - Weekdays (by appointment only)
- (3) (F195) The A-frame sign must comply with all recommendations and requirements contained in Council's adopted A-frame sign policy. The A-frame, self supporting sign shall have a maximum width of 650mm and a maximum standing height of 1 metre. Only 1 A-frame sign is permitted. The A-frame sign must contain wording which directs customers to use the side door of the gallery building.

The applicant must contact the relevant Council staff to determine all necessary requirements for erection and use of the A-frame sign. The use of the A-frame sign may be subject to approval under the Local Government Act 1993, or the Roads Act 1993. Applications are to be made by way of the relevant application form and be accompanied by any supporting information. The application fee includes the provision for listing of the proposed Business and "A" frame sign on the Council's Public Liability Insurance Policy.

The A-frame sign is only permitted to be on display during the opening hours of the gallery (i.e. 9am to 5pm weekends & public holidays)
- (4) (F196) Access to the gallery shall be through the side access door of the gallery building. No access to the gallery is permitted through the roller door.
- (5) (F197) No vegetation removal is permitted under this application.
- (6) (F198) Only goods produced at the site can be sold from the site.

SCHEDULE OF FIRE SAFETY MEASURES PROPOSED
Building Code of Australia (BCA) - 2010

Fire Safety Measure	Minimum Standard of Performance
1. Portable fire extinguishers	AS2444 (2001) & E1.6 BCA

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Home Business (Art Gallery & Studio)

Lot 3 DP 32942

No 5 Cross Street, Port Macquarie NSW

For and on behalf of: Fran Barratt and Steve McGrath

February 2013

ALL ABOUT PLANNING

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Attachments

- Focus Magazine Extract Featuring Fran Barrett And Steve Mcgrath

Proposed Home Business (Art Gallery & Studio)**No. 5 Cross Street, Lot 3 in DP 32942, Port Macquarie****February 2013****AAP Reference: 2012 - 031****2013 © All About Planning Pty Ltd**

This report has been prepared in accordance with an agreement between All About Planning Pty Ltd, Fran Barratt and Steve McGrath.

In preparing this report, All About Planning Pty Ltd has used and relied on data, plans and information provided by Beukers & Ritter Consulting, Fran Barratt & Steve McGrath as detailed in this document. Except as otherwise stated, the accuracy and completeness of the information provided to All About Planning Pty Ltd for this assessment has not been independently verified.

This report by All About Planning Pty Ltd should be read in conjunction with the following documents:

- Site Plan prepared by Beukers Ritter Consulting, December 2012

For and on behalf of All About Planning Pty Ltd.


Michelle Chapman
Master Town Planning
Bachelor Urban Regional Planning
MPIA, Certified Practising Planner
Director

ALL ABOUT PLANNING



CPP
CERTIFIED PRACTISING PLANNER

Statement of Environmental Effects - Proposed Home Business
No. 5, Cross Street, Port Macquarie

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared in support of an application to Port Macquarie – Hastings Council for a Home Business (Art Gallery and Studio) at No. 5 Cross Street, Port Macquarie, being legally described as Lot 3 on DP 32942.

The subject site is zoned R1 General Residential under the PMHC LEP 2011. The proposed gallery and studio will be located within the existing detached garage already on site.

This report addresses the nature of the development, the characteristics of the site and surrounding area and the impacts of the proposed additional use on the site. Consideration has been given to Council's LEP and DCP 2011. An assessment of the proposed development under the provisions of Section 79C of the NSW Environmental Planning and Assessment Act, 1979 is also included.

2.0 DESCRIPTION OF SITE AND LOCALITY

The site is located at 5 Cross Street, Port Macquarie on land legally described as Lot 3 on DP 32942. The site is rectangular in shape with a frontage of 17m to Cross Street, a rear boundary of 17m and side boundaries of 41m. The site has a total area of approx. 698m² (see Figure 1, Figure 2 and 8).

The site is occupied by a single storey detached weatherboard cottage with corrugated iron roof facing Cross Street and ancillary structures, including a detached garage. All services are available from the street frontage (ref to photos on following pages).

A copy of the site plan is at Figure 8 (refer to following pages).

One curb crossover exists on the north east boundary, with one off-street parking available within an existing driveway leading to the detached garage.

The modified 1950's period dwelling at No.5 is set within a predominantly native landscaped garden area and which includes a number of mature established trees and shrubs.

The existing detached garage is setback approx. 3.8m from Cross Street and approx. 0.9m from the northern side boundary and sits on a concrete slab. This garage is positioned just forward of the front building line of the existing dwelling.

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Statement of Environmental Effects - Proposed Home Business
No. 5, Cross Street, Port Macquarie

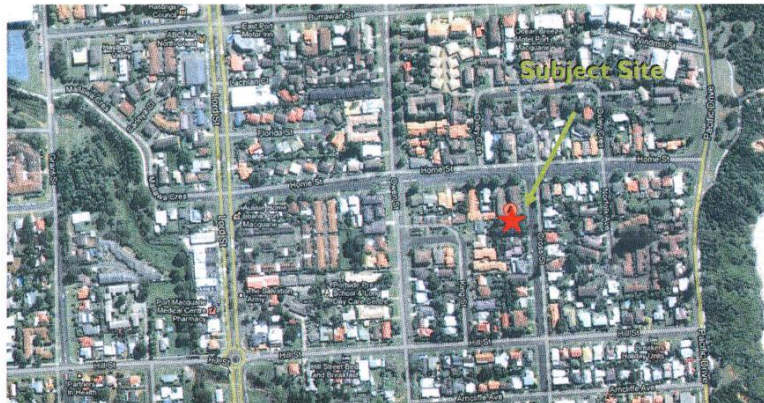


Figure 1: Location of Subject Site (red star).



Figure 2: Detailed aerial view of subject site and surrounds

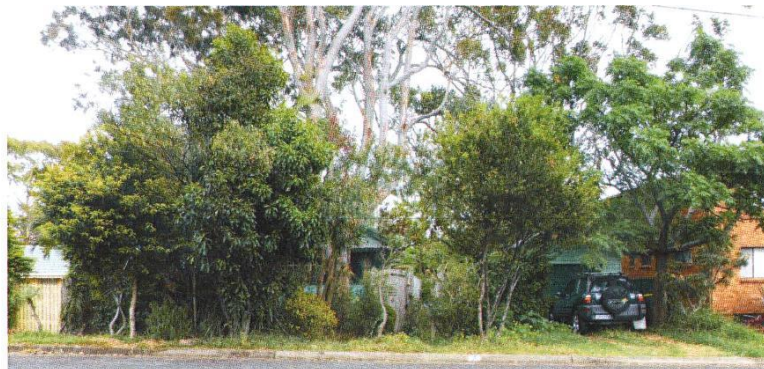


Figure 3: Subject site viewed from Cross Street, looking west

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Statement of Environmental Effects - Proposed Home Business
No. 5, Cross Street, Port Macquarie

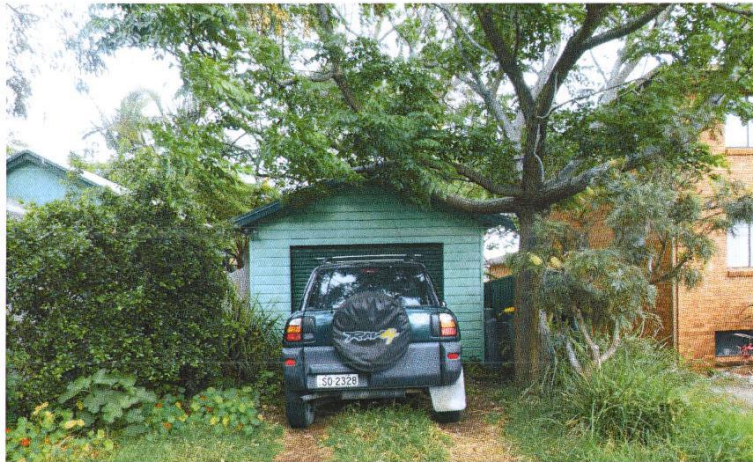


Figure 4: Western elevation of existing garage on subject site proposed for art gallery/ studio



Figure 5: Western elevation of existing dwelling on subject site

The Locality

Cross Street is an entirely residential area with a mix of dwelling style, height and density. Residents of Cross Street enjoy excellent proximity to local beaches, the recently upgraded coastal walkway, Port Macquarie High School, the CBD of Port Macquarie and key community facilities, including the local pool and library.

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Statement of Environmental Effects - Proposed Home Business
No. 5, Cross Street, Port Macquarie

Cross Street includes a number of two and three storey residential flat buildings, including a couple of buildings located immediately to the north of the subject site at the intersection of Cross Street and Home Street and others further south intermixed with scattered single storey detached dwellings of various eras and a group of lower cost single storey units.

Immediately to the south of the site is one of a couple of more recently constructed single storey detached brick dwellings and opposite the site is a single storey detached weatherboard cottage.



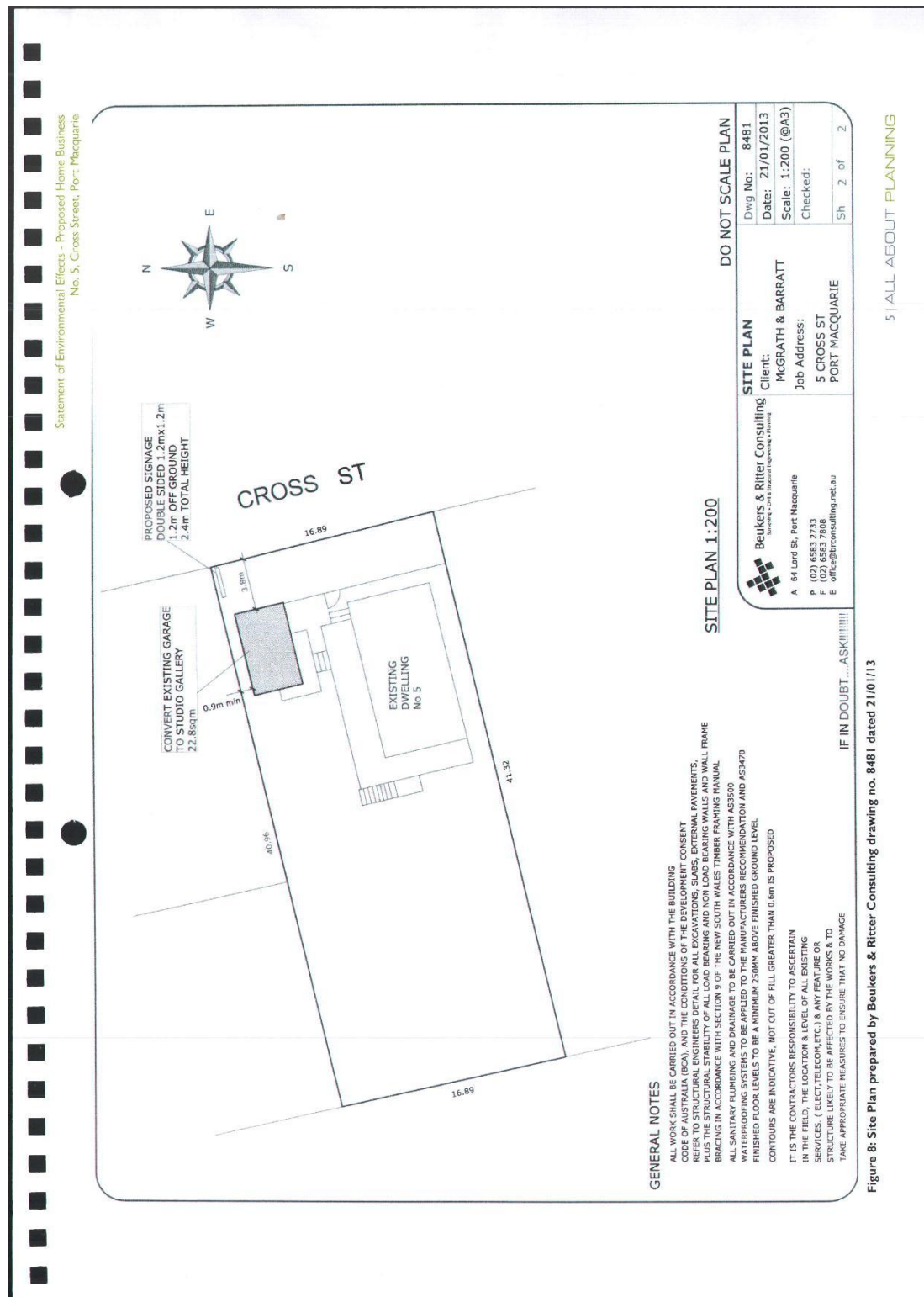
Figure 6: Adjoining residential flats immediately north of subject site, corner Cross Street and Home Street



Figure 7: Adjoining property to the south of the subject site in Cross Street

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27/03/2013



3.0 DESCRIPTION OF PROPOSAL

The proposed development is for establishment of a home business (art gallery and studio), to be located within the existing detached garage on the subject site and as detailed on the site plan prepared by Beukers Ritter Consulting (accompanying the subject DA). No structural changes to the garage or dwelling are proposed.

The existing garage has approximate area of 23m² and a minimum ceiling height of 2.4m. The garage is located approx. 0.9m from the northern (side) boundary and 3.8m from the eastern (front) boundary, slightly forward of the dwelling's building line.

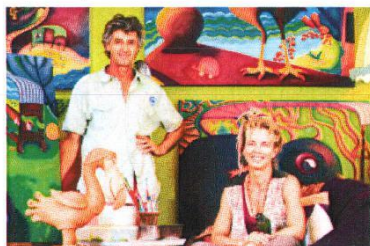
One non-illuminated business identification sign, measuring 1.2m x 1.2m to be positioned 1.2m off the ground located in the north east corner of the property, is proposed to be installed.

The existing residents Fran Barratt and Steve McGrath are recognised local artists and who have a regular artist stall at the combined Artist and Farmers Markets in Port Macquarie. In addition to their market stall Steve and Fran would like to be able to display and sell their artworks from their home in Cross Street. Steve and Fran currently use parts of their home for development and production of their art and which is permissible without development consent. They would now like the flexibility of being able to display and sell their artworks on site to interested customers.

Operational Details

The proposal is for a home business, consisting of an art gallery that displays and retails paintings and clay sculptures that are produced on site and a small business identification sign located within the front setback of the site. No employees are required to staff the proposed art gallery, only the artist residents of the home will operate the home business.

The business is proposed to operate from 9:00AM to 5:00PM each Saturday and Sunday and during every school holiday period for the same hours. Otherwise it is proposed that interested customers can make individual appointment with the resident artists at any other time during the stipulated hours of operation.



Adjacent: Resident Artists - Steve McGrath & Fran Barrett

4.0 PLANNING CONTROLS

The statutory and strategic planning instruments which guide this proposal are:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Port Macquarie-Hastings Local Environmental Plan 2011
- Port Macquarie Hastings Development Control Plan 2011

4.1 Environmental Planning and Assessment Act 1979

This application is made under Part 4 of the *Environmental Planning and Assessment Act 1979 (the Act)*.

The proposal does not fall under any of the following classifications of the Act:

- Exempt or complying development (ref to assessment under the Exempt and Complying Codes SEPP later in this section)
- Integrated development
- Designated development

The proposal fully satisfies all relevant matters for consideration in determining an application raised under Section 79C of the Act, as detailed later in this report in Section 5.

4.2 Environmental Planning and Assessment Regulation 2000

Clause 50 (*How must a development application be made*), of the *Environmental Planning and Assessment Regulation 2000 (the Regulations)* includes the following provisions:

- (1) A development application:
- (a) Must contain the information, and be accompanied by the documents, specified in Part 1 of Schedule 1, and
 - (b) If the consent authority so requires, must be in the form approved by that authority, and
 - (c) Must be accompanied by the fee, not exceeding the fee prescribed by Part 15, determined by the consent authority, and
 - (d) Must be delivered by hand, sent by post or transmitted electronically to the principal office of the consent authority, but may not be sent by facsimile transmission.

The subject development application complies with the above provisions of the Environmental Planning and Assessment Act Regulation 2000.

4.3 State Environmental Planning Policy (Exempt and Complying Codes) 2008

State Environmental Planning Policy (Exempt and Complying Codes) or the (Exempt and Complying Codes SEPP) outlines state wide provisions for minor development which are considered to have minor environmental impact and which can be carried out either as exempt or complying development.

Home Business that does not involve the manufacture of food products or skin penetration procedures is development specified for this code, however the SEPP cannot be used as more than 10% of the area of the existing garage is proposed to be used for purposes of the art gallery.

4.4 Port Macquarie Hastings Local Environmental Plan 2011

The following extract from the PMHC LEP 2011 is relevant to the current home business to be carried on at the subject site.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or*
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or*
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or*
- (d) the exhibition of any signage (other than a business identification sign), or*
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,*

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

The proposed development is for a home business (art gallery and studio) in the existing garage, this existing garage being ancillary to the dwelling on site. No change to the garage is proposed. No persons are proposed to be employed other than the two existing residents.

Only goods produced at the dwelling are proposed to be sold on site. No interference with the amenity of the neighbourhood is anticipated.

As indicated by the following map extract from the Port Macquarie Hastings Local Environmental Plan 2011, the subject site is zoned R1 General Residential under the PMHC LEP 2011.



Figure 6: Extract from the PMHC LEP2011, Map LZN013FA. The site is highlighted in red.

The objectives of the R1 General Residential Zone from the PMHC 2011 are as follows:

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The home business proposal is permissible in the residential zone and is not inconsistent with the above objectives of the zone. The use is an appropriate form of development in the area.

In particular, the proposal will provide for the occupant's small business need and will create no adverse impact on any adjacent residential use.

5.4 Controls relating to miscellaneous permissible uses**(2) Home Business**

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 60 square metres of floor area.

The subject garage area is only 23m² in size and therefore complies with this provision of the LEP.

4.5 Port Macquarie – Hastings Council Development Control Plan 2011

Part 3 - General Provisions of the Port Macquarie Hastings Development Control Plan 2011 (PMHC DCP 2011) has provisions that apply to the consideration of all development applications and the relevant components of this in respect of the proposed business identification sign and parking are considered below.

Part 4 – Development Specific Provisions and Part 5 – Area Based Provisions of the PMHC DCP 2011 do not apply to the subject proposal.

Part 3 of DCP 2011

Advertising and Signage PMHC DCP 2011			
Objectives	Development Provisions	Complies Yes/No	Comment
OB1 To ensure that signage (including advertising): <ul style="list-style-type: none"> • is compatible with the desired amenity and visual character of an area, and • provides effective communication in suitable locations, and • is of high quality design and finish. To regulate signage (but not content) under Part 4 of the Environmental Planning and Assessment Act 1979.	DP1.1 Signage and Advertising complies with State Environmental Planning Policy No 64—Advertising and Signage	Yes	One business Identification sign, measuring 1.2m x 1.2m, and a maximum 1.2m above the ground, is proposed to be positioned on the north east corner of the property. One A frame sign may also be placed on the road side edge of the footpath to draw attention to the gallery and studio during opening hours.
To ensure that public benefits may be derived from advertising in and adjacent to transport corridors			
OB2 To assist in minimising the proliferation of	DP2.1 Signs primarily identifying products or services are not acceptable,	Yes	The signage will only advertise products sold at the site.

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Advertising and Signage PMHC DCP 2011			
Objectives	Development Provisions	Complies Yes/No	Comment
<p>advertisements, while allowing the signs necessary for the identification of businesses or buildings.</p> <p>To ensure signage is not a hazard to motorists or pedestrians.</p> <p>To ensure signage does not dominate the streetscape.</p> <p>To ensure that any illumination of signage does not adversely affect the amenity of residential properties.</p>	<p>even where relating to products or services available on that site.</p> <p>Council may permit up to 1/3 of the advertising area of an on-premise sign to contain product or service advertising but must relate directly to what is being undertaken onsite.</p> <p>DP2.2</p> <p>In relation to artificially illuminated signs within residential zones illumination shall cease at 9.00pm.</p> <p>DP2.3</p> <p>Generally signs that are not permitted are:</p> <ul style="list-style-type: none"> • reflective or luminous signs or signs with glitter or tinsel; • flashing signs (except in tourist-recreation precincts); • signs attached to trees; and • signs made of canvas, calico or the like. <p>DP2.4</p> <p>Signage is not permitted outside property boundaries except where mounted upon buildings and clear of pedestrians and road traffic. No signage is permitted upon light or power poles or upon the nature strip. Limited directional signage may separately be approved by Council under the Roads Act 1993.</p> <p>DP2.5</p> <p>An on-building 'chalkboard' sign, for the purpose of describing services or goods for sale which vary on a regular basis generally should not be any larger than 1.5m², and should contain a sign written heading indicating the premises to which it refers.</p> <p>DP2.6</p> <p>On-premise signs should not project above or to the side of building facades.</p>		<p>No illuminated signage is proposed.</p> <p>No signs will be attached to trees within the front setback of the site.</p> <p>No signage is proposed on any building or that would project above an existing building line.</p> <p>If a temporary A-frame chalkboard style sign is used at any stage, it will not be placed in any pedestrian thoroughfare and will not be any larger than 1.5m² in area.</p>
<p>OB3</p> <p>To regulate the display of tourist advertisements in transport corridors.</p>	<p>DP3.1</p> <p>Advertising structures are only permitted in each of the following locations;</p> <p>N/A</p>	N/A	<p>The proposed signage is not in a transport corridor.</p>

Advertising and Signage PMHC DCP 2011			
Objectives	Development Provisions	Complies Yes/No	Comment
<p>OB4</p> <p>To permit advertisements which promote individual tourist facilities at a reasonable level.</p> <p>To ensure signage is not a hazard to motorists or pedestrians.</p> <p>To ensure signage does not dominate the streetscape.</p> <p>To ensure that any illumination of signage does not adversely affect the amenity of residential properties.</p>	<p>DP4.1</p> <p>A tourism sign should be no greater than 6 metres long by 3 metres high (i.e., an advertising area of 18 square metres).²</p> <p>DP4.2</p> <p>In relation to a sign for a particular tourist facility, Council may require that the lower 0.5 m or 0.6 m be used at Council's discretion for a slogan regarding local tourism. (This lower strip may be separated from the rest of the sign).</p> <p>DP4.3</p> <p>Where the site characteristics warrant, Council may permit the use of the reverse side of an advertising structure for the display of notices directing the travelling public to tourist facilities or activities or to places of scientific, historical or scenic interest within other localities or areas</p>	Yes	<p>The proposed moveable A frame sign and small business identification sign will not dominate the streetscape and will not be illuminated.</p> <p>Sign dimensions are: 1.2m x 1.2m for the business identification sign and a maximum 1.5m² for the moveable A frame sign</p>

² A sign with an area greater than 20m² or greater than 8m in height is advertised development and subject to the provisions of SEPP64

Part 3 of the DCP 2011, the section entitled – *Transport, Traffic Management, Access and Car Parking*, is relevant to the proposal and is outlined and assessed below. In particular consideration needs to be given to possible car parking requirements.

The proposed home business complies with the General Parking Provisions of the DCP 2011 as outlined over the page.



Adjacent: Sculpture by Steve McGrath

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Parking Provisions PMHC DCP 2011			
Objectives	Development Provisions	Complies Yes/No	Comment
<p>Adequate provision is made for off-street parking commensurate with volume and turnover of traffic likely to be generated by the development.</p> <p>To ensure no adverse impacts on traffic and road function.</p>	<p>Off-street Parking is provided in accordance with Table 2: Car Parking Requirements.</p> <p>The relevant parking requirements from Table 2 as follows:</p> <p>Home Business – see Home occupations: (dwelling requirements + 1 for visitors + 1 per 2 employees) Dwelling requirements: 1 per dwelling.</p>	Yes	<p>The DCP's parking requirements for the proposal are as follows:</p> <ul style="list-style-type: none"> • Dwelling – 1 • Employees – 0 • Visitors – 1 <p>Based on the DCP calculations a total of 2 on site car spaces is technically required under the DCP, however these spaces are unnecessary in the circumstances.</p> <p>There is more than adequate space to park two vehicles on the street in front of the subject dwelling. In addition, there is an informal parking space used on the site by the owner occupiers to park their existing vehicle without overhanging the footpath. This setback area, whilst shorter than a standard space, is successfully being used at present.</p> <p>No more than one customer vehicle is likely to visit the art studio at any one time during opening hours, but even under a worst case scenario there is ample on street parking, which if used would not compromise the streetscape, amenity or function.</p> <p>Cross Street has adequate width to permit parallel parking of cars in front of existing homes on both sides of the street and it is noted that this is an established practice for a number of residents in Cross Street.</p> <p>It is also relevant to note that there will be very little parking demand or traffic generated by the proposed art gallery, only an occasional customer that would stay for a short visit and who can either park in front of the garage or in front of the subject dwelling on Cross Street.</p>
	Where a proposed development does not fall within any of the listed definitions, the provision of on-site parking shall be supported by a parking demand study.	N/A	<p>The proposal falls within the home business definition.</p> <p>A parking demand study is not required in this circumstance, despite a technical variation to on-site parking being sought.</p>
	Council may consider a reduced level of parking where it is supported by a parking demand study that assesses the peak parking demandscompleted by a suitably qualified and		<p>Peak parking demand from the proposed use is assessed by All About Planning as very minor in nature and who have additionally confirmed that Cross Street is able to absorb any additional parking generated by the proposed small</p>

Parking Provisions PMHC DCP 2011			
Objectives	Development Provisions	Complies Yes/No	Comment
	experienced person.		scale new use.
The redevelopment of an existing building for a new use responds to the new use in terms of parking and access.	A development proposal to alter, enlarge, convert or redevelop an existing building, whether or not demolition is involved, shall provide the total number of parking spaces calculated from the schedule for the proposed use, subject to a credit for any existing deficiency, including any contributions previously accepted in lieu of parking provision.	N/A	No alterations, enlargements or redevelopment is proposed as part of this application.
The capacity of on street parking to address peak or acute demands is not compromised by individual developments unable to provide car parking within their sites.	On street parking, for the purposes of car parking calculations, will not be included unless it can be demonstrated that; there is adequate on street space to accommodate peak and acute parking demands of the area; parking can be provided without compromising road safety or garbage collection accessibility; parking can be provided without jeopardising road function; and that streetscape improvement works, such as landscaped bays and street trees are provided to contribute to the streetscape.	Yes	A site inspection and local knowledge of the street demonstrates that there is significant on street parking capacity in the immediate vicinity of the proposed development. Refer also to earlier comments which confirm available parking capacity within Cross Street.
On street parking contributes to the streetscape.	On street parking will not be permitted unless it can be demonstrated that; parking does not detract from the streetscape; and that streetscape improvement works, such as landscaped bays and street trees are provided.	Yes	On street parking will not detract from the streetscape or existing parking arrangements in Cross Street. The site, including road side verge is already well landscaped.

5.0 MATTERS WHICH A CONSENT AUTHORITY MUST CONSIDER WHEN DETERMINING A DEVELOPMENT APPLICATION

5.1 s.79C (1)(a)(i) the provision of any Environmental Planning Instrument (EPI)

Consideration of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Exempt and Complying Codes SEPP and the Port Macquarie-Hastings Local Environmental Plan 2011 has been included in this Statement of Environmental Effects.

5.2 s.79C (1)(a)(ii) the provision of any draft Environmental Planning Instruments

Not applicable.

5.3 s.79C (1)(a)(iii) any Development Control Plan

The Port Macquarie – Hastings Development Control Plan 2011 has been considered in the assessment of this application.

5.4 s.79C(1)(a)(iv) any matters prescribed by the regulations

Not applicable.

5.5 s.79C (1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

The proposed home business is of an appropriate scale and size that is consistent with its context of residential development and the existing dwelling on the site.

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Access, Transport and Traffic

There is adequate space on the site to accommodate the resident's current motor vehicle off Cross Street in front of the existing garage. Nonetheless, any on street parking resulting from the proposed studio use will not detract from the quality of the street in any way.

Public Domain

The home business will not have an adverse impact on the public domain.

Utilities

The site is currently serviced by all utilities. The proposed development will not place any unreasonable burden on utilities in the area.

Heritage

Not applicable.

Flora and Fauna

There is no significant flora or fauna that will be affected by the proposal. The proposal will not involve the removal of any vegetation or other habitat either within the R1 Residential zone affecting the site.

Noise and Vibration

Not Applicable

Social Impact in the Locality

Not applicable

Economic Impact in the Locality

It is good for our community to support creative small businesses like that which is the focus of this application. Even though this new use will not on its own contribute significantly to our areas economy, the artworks to be sold on site will assist in promoting our area to tourists and will support local artist endeavour.

Construction

The proposed development is to be located in the existing garage, with no Construction proposed.

Cumulative Impacts

The proposed development will not create any perceptible cumulative impact in the locality.

5.6 s.79C (1)(c) suitability of the site for development

Having regard to the location of the subject site and the preceding assessment of the proposal, the site will adequately accommodate the proposed home business in that:

- The proposal is in context and scale with surrounding development.
- As assessed in this SEE, the proposal will not create any detrimental environmental impacts on any of the adjoining properties in the form of (for example) an inappropriate bulk and scale, overshadowing or privacy.
- The proposal will only be used in conjunction with the ongoing occupancy of the existing dwelling by the resident artists.
- The adjacent residential developments do not pose any prohibitive constraints and will not be detrimentally affected by the proposal; and
- The site is not subject to any natural hazards that may inhibit its operation in the proposed form.

5.7 s.79C (1)(d) submissions made in accordance with the Act or the Regulations

Port Macquarie - Hastings Council as the Consent Authority will need to consider any submissions received in response to the public exhibition of the proposed development. If it is helpful a review and response to any submissions made can be provided by the applicants.

5.8 s.79C (1)(e) the public interest

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

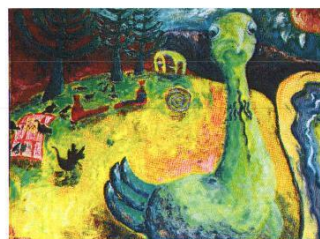
The proposed development is in the public interest.

6.0 CONCLUSION

The proposed home business is a relatively minor additional use of the site, which is permissible in the R1 General Residential Zone.

The proposal is consistent with the adopted zone objectives and has planning merit. The proposed art gallery and studio will not result in any environmental harm and will assist in promoting and supporting the work of two well known and established local artists.

The proposal is appropriate for its location and is recommended for Council's approval.



Above: Artworks by Fran Barrett



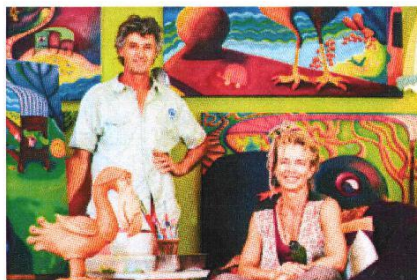
ATTACHMENT I:

FOCUS MAGAZINE EXTRACT FEATURING FRAN BARRETT AND STEVE MCGRATH

greater port macquarie focus

Browse > [Home](#) / [Interviews](#), [Locals Artists](#) / Fran Barrat & Steve McGrath – Local Artists

Fran Barrat & Steve McGrath – Local Artists



Fran Barrat and Steve McGrath
create artworks that are larger than life, while reflecting the humorous.

Describe your style of art ... what gives you inspiration for many of your pieces, and what does your work primarily focus on?

F: My works are usually fairly narrative. The painting tells the story of some event that has affected me emotionally. I tend to emphasise the dominant feature of the event, what affected me most, so there's a surreal, dreamlike feel to them. I use strong expressive colours, round sinuous forms, with little regard for perspective.

So the essential element in my paintings are my strong feelings about an event, and the subjects are usually animals and surfing, which can be pretty intense. The events are in my day-to-day life, so they tend to be from somewhere in my local environment.

For example, Steve and I were out surfing at Shelly Beach. The water was crystal clear, and we were sitting together, just us, in fairly shallow water. I turned to my left, and through the water, almost appearing out of the sand, came this two-and-a-half metre shark swimming calmly but purposely towards me.

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Steve was looking the other way, and I said to him, "Lift your feet". As he turned toward me and lay on his board, lifting his feet up, the shark curved away from me and they eyeballed each other as he swam under Steve's board.

We got out real quick! I went home, full of adrenaline and painted what had happened, and now a surfing friend of ours has bought that painting. I love that whole process. All the emotion of the event ... create a painting ... share it with someone who loves it too.

We both have a great love for nature and have various animals living with us who tend to just turn up. We live near the ocean on a very bushy block of land. We surf regularly and we're outside a lot. I'm at the beach every day, either surfing or walking or swimming or just looking.

I love the different communities at our beaches, especially early morning regulars. Being able to share in that gentle friendly community of happy appreciative people in beautiful surroundings is very inspiring and sustaining.

S: I have been a ceramist for the last 30 years and have made pottery ranging from wood-fired stoneware through to raku. Now I make terracotta sculpture with a focus on the garden. I've seen pieces of sculpture that have been around for centuries in gardens, museums, temples, pyramids, rainforests, deserts etc. and they just get better with me.

I love old things and find inspiration from pieces like these that you see lost in corners gathering moss and looking more beautiful all the time.

What do you enjoy most about painting and sculpting?

F: I find it relaxing, challenging, rewarding and cathartic. Because my paintings are so emotional, I have to focus on what's important to me, what's really touching me. I can't be lazy about this. If I don't tap into that emotion, I won't have the desire to do the painting.

That emotion is where the energy for the painting lies. It's not always lighthearted; I have some pretty dark paintings at home too. Painting makes me dig for what touches me, and then I have to give it a form that works for me.

It's hard work, but very satisfying to be able to express myself in a way that gives me and other people pleasure. I really enjoy it when people have a good reaction to a painting. That's a lot of fun. And I have a strong drive to get better and better at painting and to be more honest with what I'm saying.

S: When sculpting, I lose myself totally in the process of working clay. I love the way it shapes to your fingers, its texture and malleability and the fact that it will be turned to stone with some heat. It's a very old and simple art form and one that I feel privileged to share with so many before me.

Fran, what are you currently working on?

Well, this is a subject I've been enjoying for some time. Steve and I go down to Shelly Beach almost daily, spending a bit of time talking to the regulars and enjoying that amazing spot. Time and again I'd hear travellers exclaiming how beautiful it is there and loving the sculptures that celebrate Harry's life – especially that caravan – photographing the turkeys who roam about stealing from picnic baskets and really getting a lot of pleasure out of being there.

I wanted to express my feelings about the beauty of that area and Harry's humorous relationship with the bush turkeys that he called his 'chooks'. So I am painting a series based on Harry and his 'chooks', which has Harry and his caravan and a different turkey in each one.

Steve, tell us about the humorous nature of your sculptures. Why is this something you base your pieces on? Also, why dodos?

Sculptures capture a figure in time. Once the piece is fired and turned into stone, it is like that forever, or until it is broken into pieces. When making a piece, the turn of a tool or finger can make an expression into a frown or a smile, so I make my pieces with a big smile that gives them a humorous nature. If I was frozen in time, I'd like to be happy.

I've always been intrigued by Dodos – like anything you can't have. There is very little recorded history of them at all. A few paintings and a couple of bones, no photos, no accurate models, yet they live on in our memories – often, I think, unfairly portrayed as being a bit stupid.

They were a dove, which is a symbol of peace and tranquility. I prefer to think they were a mythical and mysterious creature that was evolving to a higher place until they were unfortunately all eaten by marauding Europeans.

Where is your workshop and gallery?

F: We live at Rocky Beach, which is between Oxley and Flynns in a 100-year-old weatherboard house nestled among the gum trees.

We are open to the public by appointment (please phone 6584 9497).

S: Down in the back garden with my chooks and Blossom (my Cockatiel). This is where my sculptures are, and yes, some of them are for sale. If you would like to have a look, please phone to make an appointment.

What do you enjoy most about showcasing your artworks at the Artist Market?

F: A big part of my enjoyment of the Artist Market is being able to share my work with other people on a personal level and in such a friendly and relaxed environment. I get a real kick out of talking with people about my paintings and seeing their enjoyment of them.

A lot of my work is a bit quirky and humorous, and that seems to appeal. It's also great to be able to catch up with other artists, look at their work and discuss where they're going with it.

And now that the Artist Market is combined with the Growers' Market, it will make our work available to even more people.

S: I'm very pleased to have the Artist Market at Port Macquarie. It has provided a showcase for local artists to show their work. There is a large variety of great work on display and for sale, and I feel privileged to have my work on display with such quality local work.

It provides a great opportunity for people to purchase art that is not accessible at any other outlet. It's great fun and a hotspot for local artists and other interesting people. I love the food and music too!

Thank you Fran and Steve.

Item: 06**Subject: DA 2013/0029 - ANCILLARY OUTBUILDING - OFFICE FOR HOME BUSINESS****Report Author: Jesse Dick**

Property:	LOT 28 DP 1047707, 39 LAKE RIDGE DRIVE, KEW
Applicant:	J BERRIGAN
Owner:	J BERRIGAN
Application Date:	18/02/2013
Date Formal:	18/02/2013
Estimated Cost:	\$5000
Location:	KEW
File no:	2013/0029
Parcel no:	39835

Alignment with Delivery Program

- 4.9.2 Undertake development assessment in accordance with relevant legislation.
- 4.9.3 Implement and maintain a transparent development assessment process.

RECOMMENDATION

That DA 2013/0029 for an Ancillary Outbuilding - Office for Home Business at Lot 28, DP 1047707, No. 39 Lake Ridge Drive, Kew, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a Development Application for the installation of a relocatable building at the subject site for use as an office for a home business (ecological consultancy).

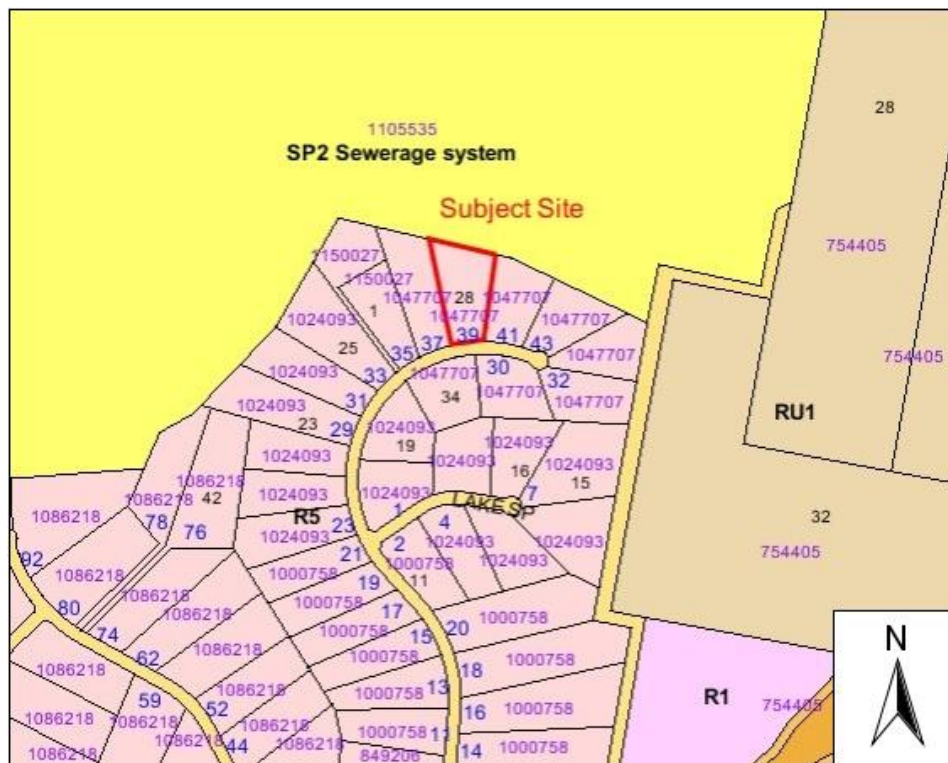
This report provides an assessment of the application in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

Subsequent to exhibition of the application, 1 submission has been received.

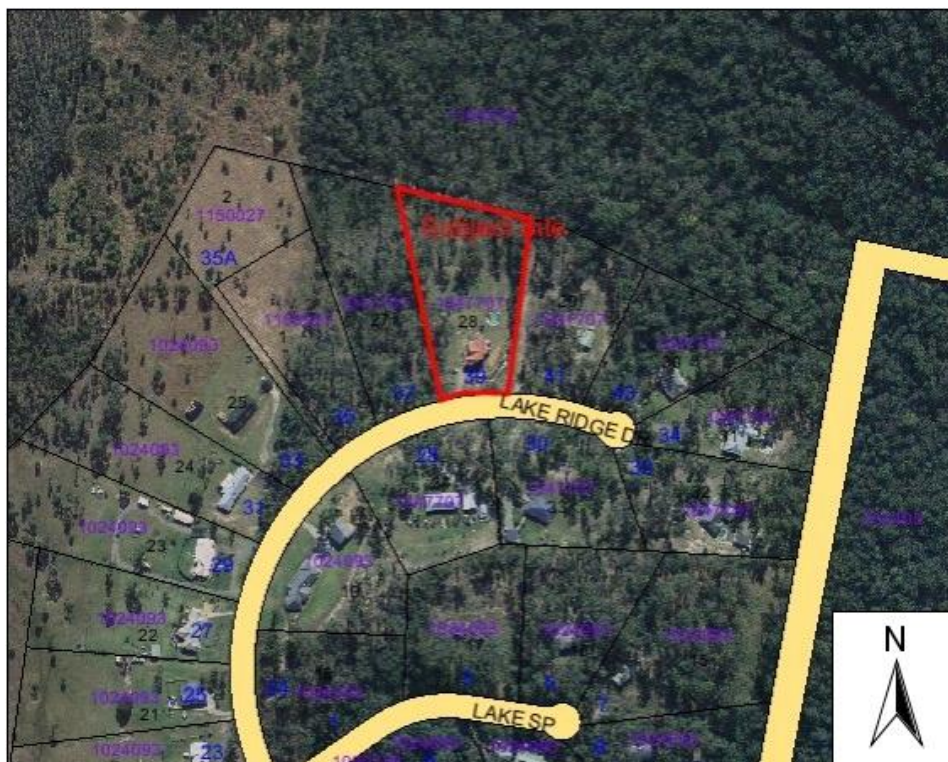
1. BACKGROUND**Existing sites features and Surrounding development**

The site has an area of 1.215 ha.

The site is zoned R5 - Large Lot Residential 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 immediate locality is shown in the following aerial photo:



2. DESCRIPTION OF DEVELOPMENT

Key aspects of the proposal include the following:

- Installation of a relocatable building onsite
- Operation of a small scale Home Business (Ecological Consultancy) from the relocatable building.
- Moving the relocatable building from its current (temporary) position onsite to the revised location (as detailed on the submitted site plans)
- Screening of the relocatable building via vegetation plantings
- Potential connection of the toilet within the relocatable building to the existing OSM system (conditions imposed requiring Section 68 approval prior to connection)

Refer to attachments at the end of this report.

Application Chronology

- 18 Feb 2013 - Development Application lodged
- 1 March 2013 - Neighbour notification undertaken
- 2 March 2013 - Submission received (via email)
- 14 March 2013 - Additional information requested from applicants
- 18 March 2013 - Additional information received (including photos)
- 18 March 2013 - Additional submission issues received
- 19 March 2013 - Site inspection carried out

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 44 - Koala Habitat Protection

In accordance with clauses 6 and 7, the subject land has an area of more than 1 hectare in size and therefore the provisions of SEPP apply.

The Department of Planning and Infrastructure's Circular No. B35, Section 1.5 states that "In relation to affected DAs it is the intention of the policy that investigations for 'potential' and 'core' koala habitats be limited to those areas in which it is proposed to disturb habitat".

The application and a subsequent site inspection has demonstrated that no Koala habitat will be removed or modified and therefore, no further investigations are required.

The requirements of this SEPP are therefore satisfied.

State Environmental Planning Policy 55 – Remediation of Land

In accordance with clause 7, 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.

The requirements of this SEPP are therefore satisfied.

State Environmental Planning Policy 64 - Advertising and Signage

The proposed development includes proposed advertising signage in the form of business/building identification signage.

In accordance with clause 7, this SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

Only one (1) business identification sign is permitted to be erected on the subject property. The sign shall be affixed to the wall of the relocatable building and shall have a maximum size no greater than 0.5m². Only information relating to the business being undertaken onsite is permitted to be displayed on the sign. No advertising of products are permitted to be displayed on the sign. The sign is not permitted to be artificially illuminated. The proposed signage will be located upon the subject property and not in the road reserve.

The road is a small residential road which serves a small population of existing residents. There are no significant traffic or pedestrian impacts from this sign which would result in any inconsistency with the SEPP.

The requirements of this SEPP are therefore satisfied.

Port Macquarie-Hastings Local Environmental Plan 2011

In accordance with clause 2.2, the subject site is zoned R5 - Large Lot Residential.

In accordance with clause 2.3(1) and the R5 zone landuse table, the proposed development for a Home Business is a permissible landuse with consent.

The objectives of the R5 zone are as follows:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

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 proposal does not hinder any further development upon the subject land;
- the proposal does not increase public service facilities within the immediate locality;
- the proposal is not considered to be a conflicting land use within the subject zone and is considered to be ancillary to the primary residential use of the land.

In accordance with clause 4.3, the maximum overall height of the proposal above ground level (existing) will be conditioned to be 3.8m (maximum height of ridge) there is no maximum permissible height limit which applies to the subject site.

In accordance with clause 4.4 no maximum floor space ratio applies to the subject site.

Clause 5.4 – Controls relating to B&Bs, home business, industrial retail, farm stay, kiosks, neighbourhood shops, secondary dwellings etc. Proposed development complies with maximum permissible GLFA for home businesses. Max proposed GLFA of relocatable building is 60m² which complies with the 60m² limit applying to home businesses under Clause 5.4.

In accordance with clause 5.9, no listed trees in Development Control Plan 2011 are proposed to be removed.

Clause 5.10 – Heritage - The site does not contain or adjoin any known heritage items or sites of significance.

In accordance with clause 7.1, the site does not contain any potential acid sulphate soils.

In accordance with clause 7.2, the following comments are provided with regard to the likely earthworks proposed to be undertaken as part of the proposal:

- the works will be unlikely to lead to any significant identifiable adverse effects upon existing drainage patterns, soil stability of the site or adjoining/adjacent sites, any nearby water course or known environmental sensitive area within the immediate locality;
- the works will be unlikely to adversely affect potential additional future landuses on the site;
- the existing soil quality and structure will not present an identifiable constraint to the construction of the proposal on the site;
- no fill is identified to be imported to the site to construct the development;
- the likely change in levels associated with the proposed development will not have any identifiable adverse effect on the amenity of adjoining/adjacent properties to the site;
- the site does not contain any known items of aboriginal or other cultural significance.

In accordance with clause 7.3, the site is not land within a mapped “flood planning area” (Land subject to flood discharge of 1:100 annual recurrent interval flood event plus 0.5m freeboard) nor is it land at or below the flood planning level.

Clause 7.5 – Koala Habitat – Applies to land that is shown as “Koala Habitat area” on the Koala Habitat Map. No KPOM applies to the subject site.

In accordance with clause 7.13, satisfactory arrangements are in place for provision of essential public utility infrastructure including stormwater, water and on-site sewage management to service the development.

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

Nil

(iii) any Development Control Plan in force:

Port Macquarie-Hastings Development Control Plan 2011:

DCP Provision	Requirements	Proposed	Complies
DP1.1	Ancillary development: <ul style="list-style-type: none"> 4.8m max. height Single storey 60m² max. area 24 degree max. roof pitch Not located in front setback 	Max ridge height: 3.8m (to be conditioned) Yes Yes Yes, max roof pitch: 12° Relocatable building will be located a minimum of 1.0m behind primary building line.	Yes, to be conditioned Yes Yes Yes Yes
DP2.3	Front setback R5 and rural zones: <ul style="list-style-type: none"> Within 20% of average setback of adjoining buildings or min. 10m 	There are no neighbouring dwellings to the west of the subject site so average setback measurement cannot be used in this instance. Relocatable building will be setback approximately 28.5m from road reserve	N/A Yes
DP5.1	Side setbacks: <ul style="list-style-type: none"> Ground floor min. 0.9m 	Relocatable building will be setback a minimum of 5m from side boundary (western boundary). Note this will allow for required 3.0m landscaped area which is proposed to screen the development from the road.	Yes

Assessment Checklist for DCP 2011 – General Provisions

	Requirements	Proposed	Complies
DP1.1	Design addresses generic principles of Crime Prevention Through Environmental Design guideline	Adequate casual surveillance available	Yes
DP5.1	Cut and fill 1.0m max. 1m outside the perimeter of the external building walls	No Cut/Fill proposed	N/A
DP6.1	0.8m max. height retaining walls along road frontage	No retaining walls proposed	N/A
DP11.1 onwards	Removal of hollow bearing trees	No tree removal proposed	N/A

	Bushfire risk, Acid sulphate soils, Flooding, Contamination, Airspace protection, Noise and Stormwater	Refer to main body of report.	
DP2.3	Driveway crossing/s minimal in number and width including maximising street parking	Existing crossover and driveway will remain unchanged.	N/A
DP7.1	Visitor parking to be easily accessible	Yes, an existing parking area exists onsite which will be available at all times to any visitors and any employees. The parking area is gravelled and is level. The parking area is located within close proximity to the dwelling and to the location of the proposed relocatable building. Adequate manoeuvring area exists which will allow for all vehicles to exit the site in a forward direction.	Yes
DP8.1	Parking in accordance with AS 2890.1	Capable of being achieved	Yes
DP11.1	Section 94 contributions	Refer to main body of report.	
DP12.1 onwards	Landscaping of parking areas	Landscaping of parking areas already exists onsite. Proposed landscape screening of relocatable building will also somewhat enhance the landscaping of the existing parking areas as the parking area and the proposed building are located in close proximity to each other.	Yes
DP14.1	Sealed driveway surfaces unless justified	Driveway sealing is not proposed.	No, see variations section below
DP17.1	Parking areas to be designed to avoid concentrations of water runoff on the surface.	Yes, considered acceptable	Yes
DP3.1	Off-street Parking spaces: Home Business: <ul style="list-style-type: none">1 space for single dwelling, + 1 space for visitors.	2 spaces exist within double garage for dwelling. 1 space available within	Yes

	<ul style="list-style-type: none"> 1 space per 2 employees (max 2 employees are proposed) 	gravel parking area for visitors to home business. 1 space available within gravel parking area for employees.	Yes
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DCP Variations:

The proposal seeks to vary the following Development Provisions:

The proposal seeks to vary Development Provision 14.1

Driveway is sealed (concrete) for first 10m however the remainder of the driveway is unsealed. The driveway falls away from the street therefore no gravel will wash onto the road during storm events. The rural setting is conducive to a gravel driveway and is acceptable given these circumstances. Minimal traffic increase is expected as a result of the proposed development, no adverse impacts expected.

(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:

N/A

iv) any matters prescribed by the Regulations:

As the building is predominantly being used as an office then it is a class 5 building under the Building Code of Australia. This proposal therefore is considered a 'change in building use' being a change in classification from class 4.

Council must consider CI93 of the EP&A Regs. In this regard, Council's Heath and Building Surveyor is satisfied that the fire protection and structural capacity of the building will be appropriate to the building's proposed use and that there are no Category 1 fire safety provisions applicable to the building.

A fire safety schedule must be attached to the development consent with 'Portable Fire Extinguisher' being the only applicable fire safety measure.

An occupation certificate will be required with standard fire safety conditions recommended.

Context & Setting

The site has a general street frontage orientation to Lake Ridge Drive.

Adjoining the site to the north is undeveloped land which is owned by Council for purposes of a Sewerage Treatment Plant.

Adjoining the site to the east are existing rural residential dwellings

Adjoining the site to the south are existing rural residential dwelling

Adjoining the site to the west are three undeveloped Rural Residential (R5) zoned blocks.

Once the conditioned measures are undertaken (see submission section below for mitigation measures) it is considered that the proposal will be unlikely to have any adverse impacts on existing adjoining properties and the public domain.

- The proposal does not have a significant adverse impact on existing view sharing.
- The proposal will be adequately screened from the street via vegetation screening (refer to conditions).
- The proposal will match the existing development located onsite via required colour scheme revisions (refer to conditions).

Waste

The applicant has shown the desire to potentially connect the relocatable building to the existing Onsite Sewerage System (OSM). Confirmation that the existing OSM has the capability to receive the additional load from the home office will need to be confirmed via a Section 68 application. An application to alter the existing OSM has been conditioned to be required prior to any connection to the existing OSM.

Natural Hazards

Asset Protection Zones	APZ to be determined in accordance with AS3959	<p>Effective slope = 8.5% downslope</p> <p>Forest vegetation = Forests (wet & dry Sclerophyll)</p> <p>APZ to be 30m – which can include 15m IPA & 15m OPA APZ</p> <p>Proposed = min 130m APZ available on all sides. Note this includes surrounding properties which are being maintained via regular slashing. Whilst no dwellings exist on the neighbouring properties to the west of the subject site it is anticipated that once these blocks are developed there will be a higher level of maintenance that currently exists hence improving the APZ beyond its current level.</p> <p>Condition recommended to managed entire property as APZ</p>
Siting and building design	Siting and design principles considered section 4.3.5	<p>Building sited 130m from hazard which is excess of standard calculated APZ</p> <p>The site has as minor down slope (8.5°).</p> <p>The building is single storey</p> <p>Gutter guards to be installed</p>
Construction standards	Construction in accordance with AS3959	<p>FDI rating 80</p> <p>Effective slope = 8.5° downslope</p> <p>= >100m = BAL LOW</p>
Access requirements	<p>4.1.3 public road access</p> <p>4.2.7 for internal</p>	Nil requirements

	road access	
Water and utility services	4.1.3 services - water and electricity.	Water supply services available Electrical transmission lines underground
Landscaping	Appendix 5 landscaping	Limited landscaping proposed. 3 m wide landscaping strip conditioned to screen proposed development from street. Threat is located to the north of the subject site. Proposed vegetation screening will be located to the west and south of the proposed relocatable building site.

Safety, Security & 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 Impact 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. Likely positive impacts can be attributed to the construction of the development.

Site Design and Internal Design

The proposed development design is 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 site attributes are conducive to the proposed development (see submissions issues/comments table below for further details).

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

1 written submission has been received following completion of the required public exhibition of the application.

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

Submissions Issue/Summary	Planning Comment/Response
Home businesses do not fit in with the rural residential nature of the area. This will adversely impact on property values.	<p>Home businesses are permitted with consent under the Port Macquarie Hastings Local Environmental Plan 2011 within R5 - Large Lot Residential zoned land. The proposal is consistent with the definition of Home Business under the LEP and meets all development controls applying under Clause 5.4 of Councils LEP and relevant provisions of Councils Development Control Plan (DCP) 2011.</p> <p>There is no evidence to suggest that property values would decrease as a result of the development. The development is permissible in the zone and satisfactorily addresses relevant planning controls.</p>
Informed by Council in 2002 that a covenant was placed on the land within Lake Ridge restricting home business from being conducted.	<p>No such restriction exists on the lots within Lake Ridge.</p> <p>The character of the area is governed by the Local Environmental Plan (LEP) 2011 and associated zoning. The zoning and controls in the LEP allow for this type of development in the area. It is considered that the development is compatible with the residential character of the area and will not create any significant loss of amenity.</p>
The building will be visible from the street and the objectors property, the buildings are considered to be an eyesore & do not fit in with the area	<p>The building is proposed to be located 1.0m behind the primary building line of the existing house. The building will be located approximately 28.5m from the road reserve. It is considered that these factors effectively mitigate visual impacts associated with the proposed development.</p> <p>Adequate separation will exist between the road reserve and the building location which will allow for vegetation planting to screen the proposed development so that it is less visible from the street.</p> <p>It is considered that the proposal is not inconsistent with other development in the locality. It is noted that numerous surrounding blocks have outbuildings in association with the primary dwelling. Whilst it is acknowledged that these outbuildings are predominantly storage sheds it is considered that the proposed relocatable building shares similar design characteristics of the surrounding sheds. The materials and finishes of the relocatable building are similar to those used on surrounding outbuildings. Those materials being colourbond cladding, aluminium windows & metal ridge, barge & corner cladding. The relocatable building is also a similar size (including overall height) to other surrounding outbuildings. Furthermore, as stated above, the building adequately addresses planning controls for the area stipulated within DCP 2011. See comments under DCP assessment table above.</p>

	Note a condition has been recommended requiring that the building be painted in a matching colour scheme to the existing dwelling. A condition has also been imposed stipulating that the maximum height of the building shall be 3.8m (top of highest point of roof - ridge section) above natural ground level.
Vegetation screening should be provided to screen the building so that it cannot be visible from the street and objectors property	Vegetation screening shall be provided so that the building is screened from the street and neighbouring properties. Conditions have been imposed requiring a 3.0m vegetation buffer be planted around the building. Vegetation screening is also shown on site plan.

(e) The Public Interest:

The proposed development satisfies relevant planning controls and is not expected to impact on the wider public interest.

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 are not required under Section 94 of the Environmental Planning and Assessment Act 1979 towards roads, open space, community cultural services, emergency services and administration buildings as no residential component forms part of this development.

Refer to draft contribution schedule attached to this report and recommended conditions.

5. CONCLUSION

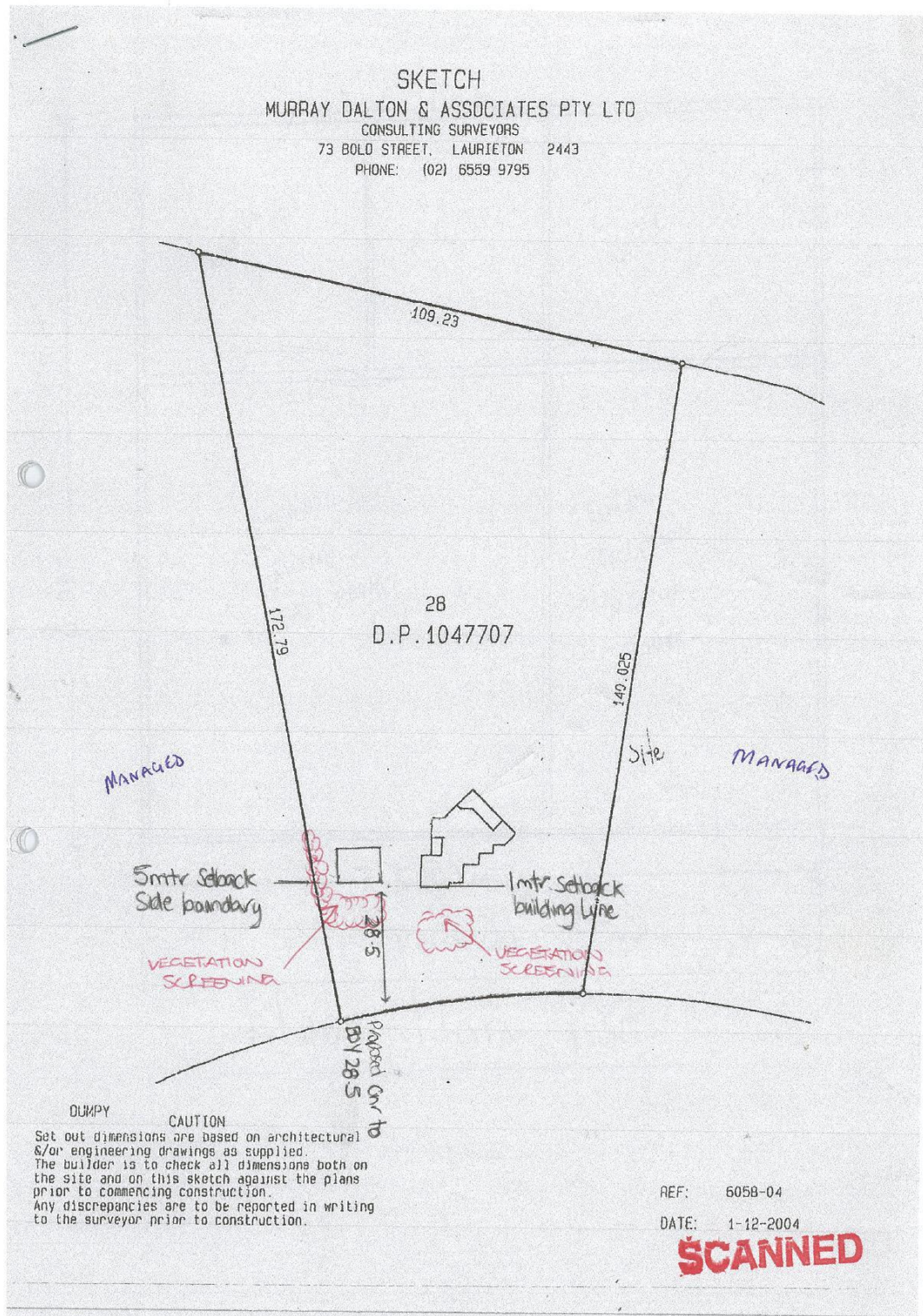
The application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

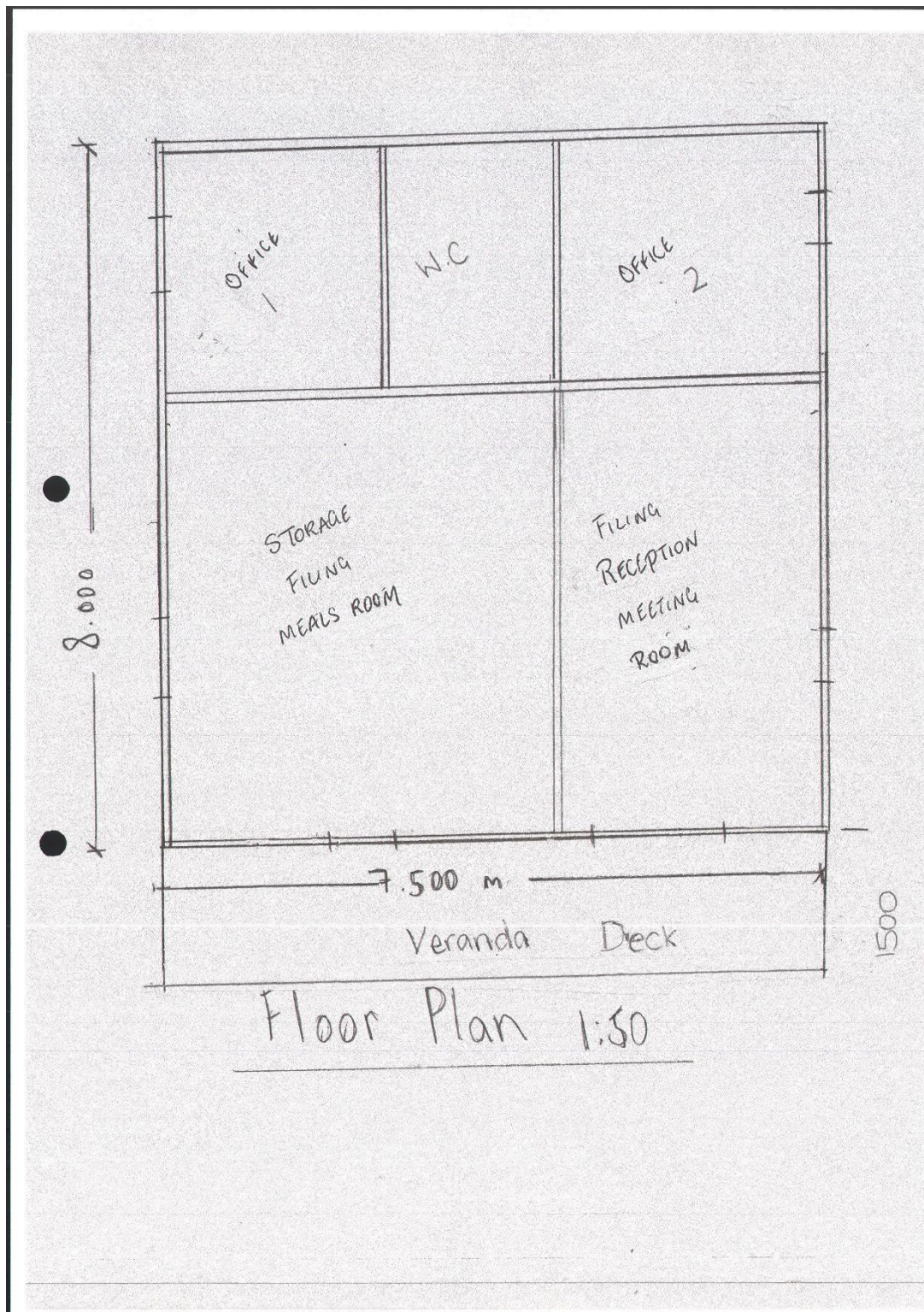
Issues raised during assessment and public exhibition of the application have been considered in the assessment of the application. Where relevant, conditions have been recommended to manage the impacts attributed to these issues.

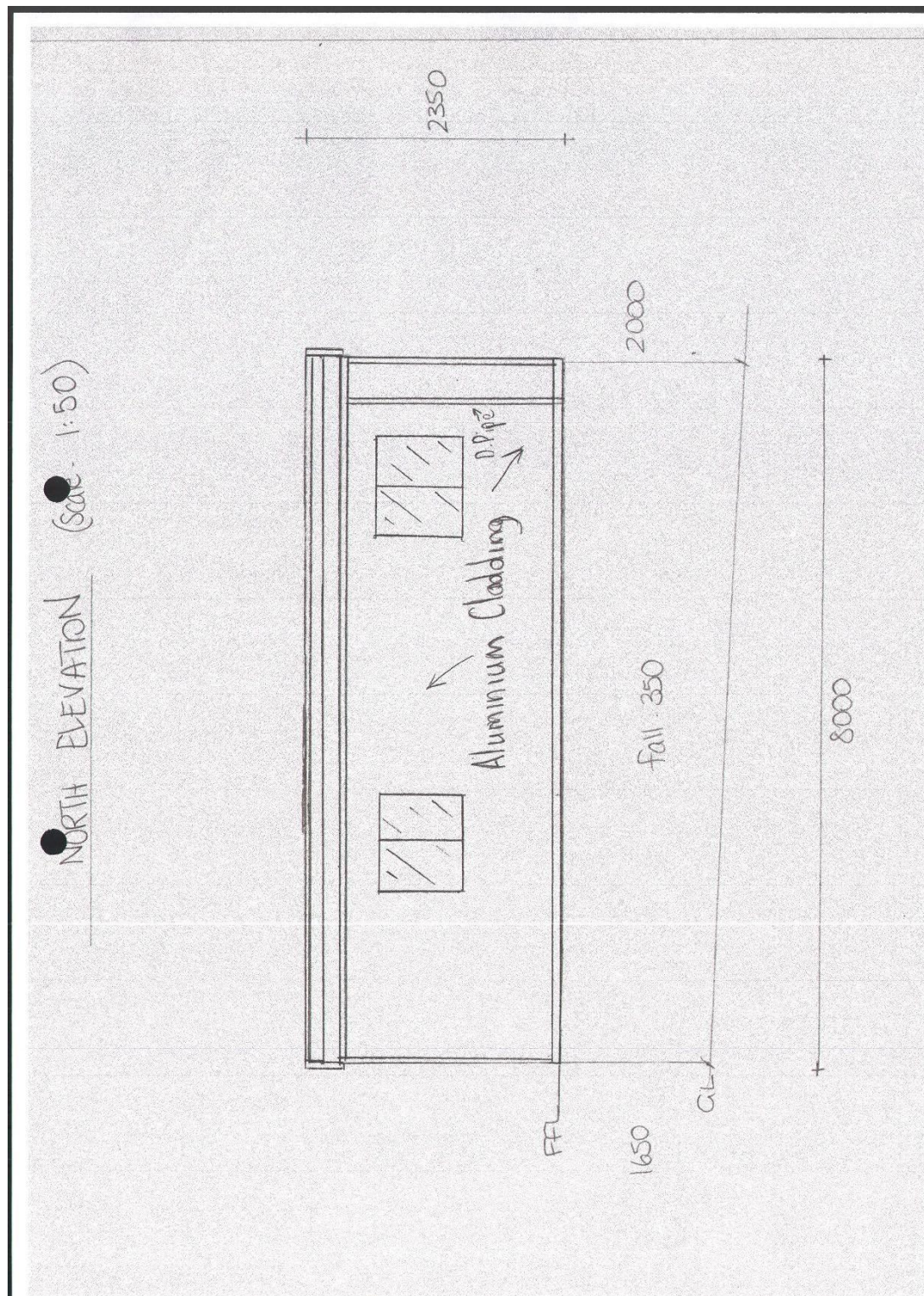
The site is suitable for the proposed development, is not contrary to the public's interest and will not have a significant adverse social, environmental or economic impact. Consequently, it is recommended that the application be approved, subject to the recommended conditions of consent provided in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

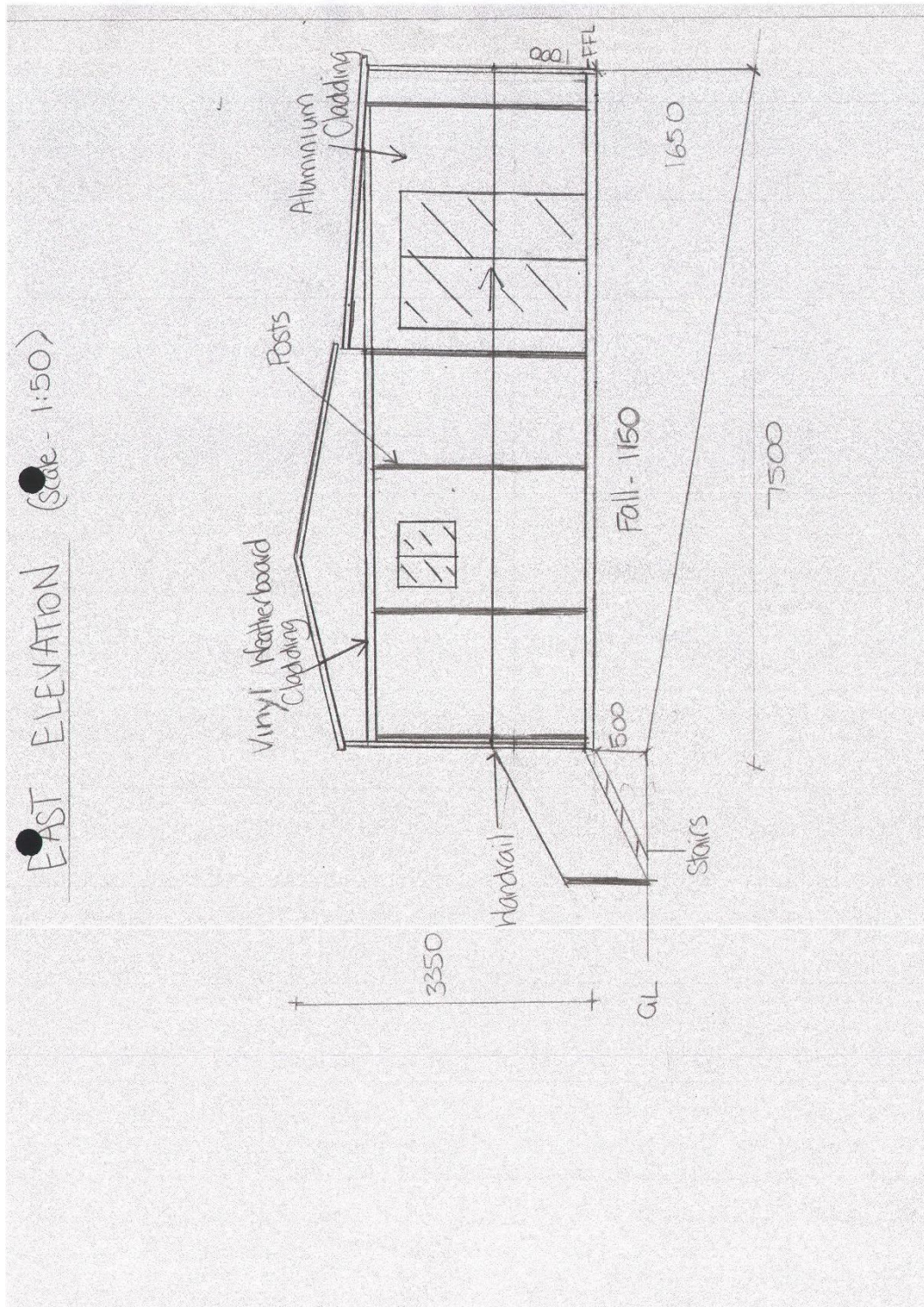
Attachments

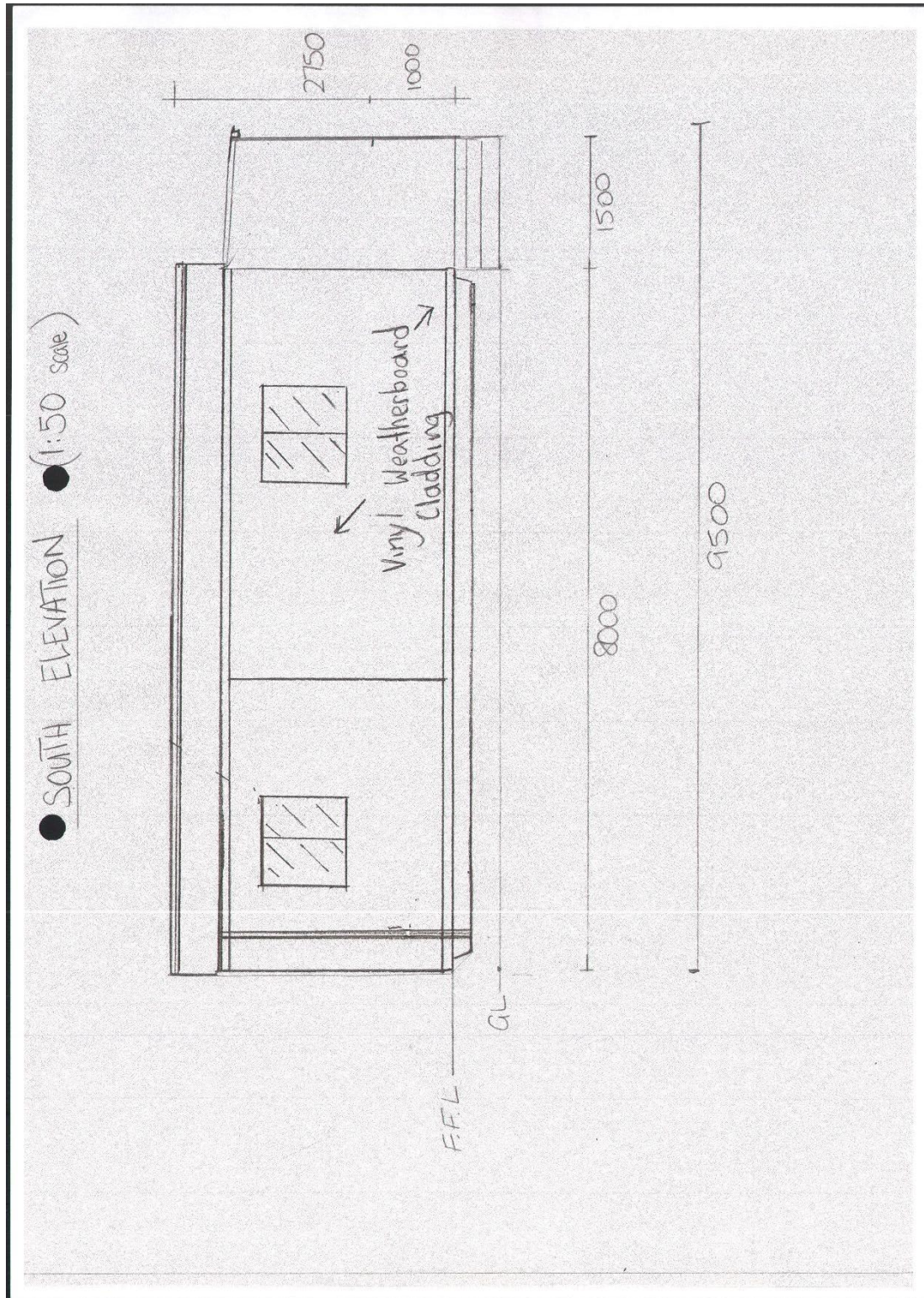
- 1 [View](#). DA2013 - 0029 Plans
- 2 [View](#). DA2013 - 0029 Draft Recommended Conditions.pdf
- 3 [View](#). DA2013 - 0029 Proposed Relocatable Office photos
- 4 [View](#). DA2013 - 29.Statement Of Environmental Effects
- 5 [View](#). DA2013 - 29.1 Development Contributions Calculation Sheet

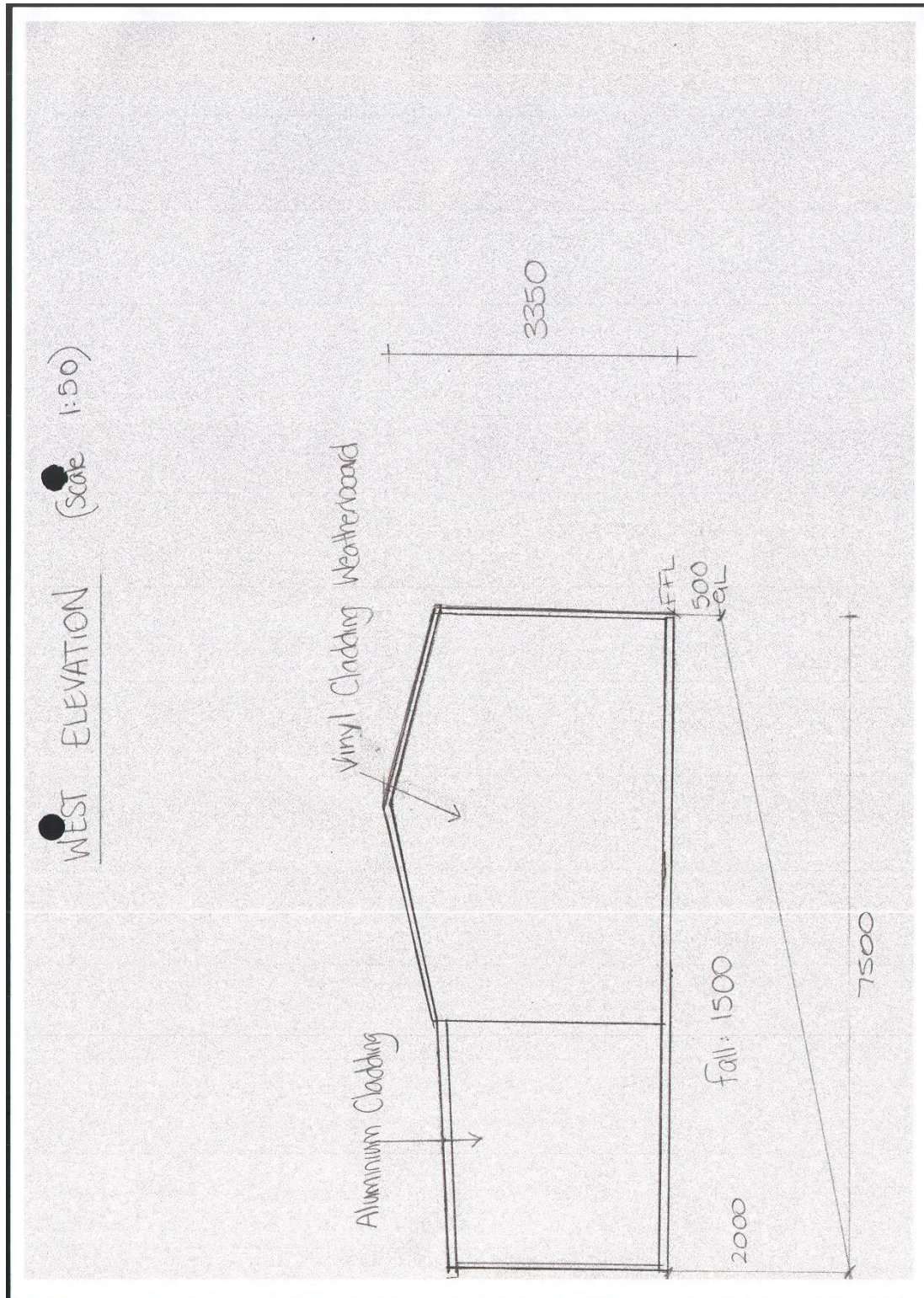












ALAN TAYLOR & ASSOCIATES CONSULTING ENGINEERS 453 Ocean Drive LAURIETON NSW 2443 PH. (02) 6559 8288 FX. (02) 6559 6438 PORT MACQUARIE PH. (02) 6581 5598 FX. (02) 6559 6438	REF: 212 3841 COPY NO: 3
SPECIFICATION	
CLIENT: DARKHEART ECO-CONSULTANCY	PROJECT: STRUCTURAL DETAILS NEW HOME OFFICE 39 LAKE RIDGE DRIVE KEW

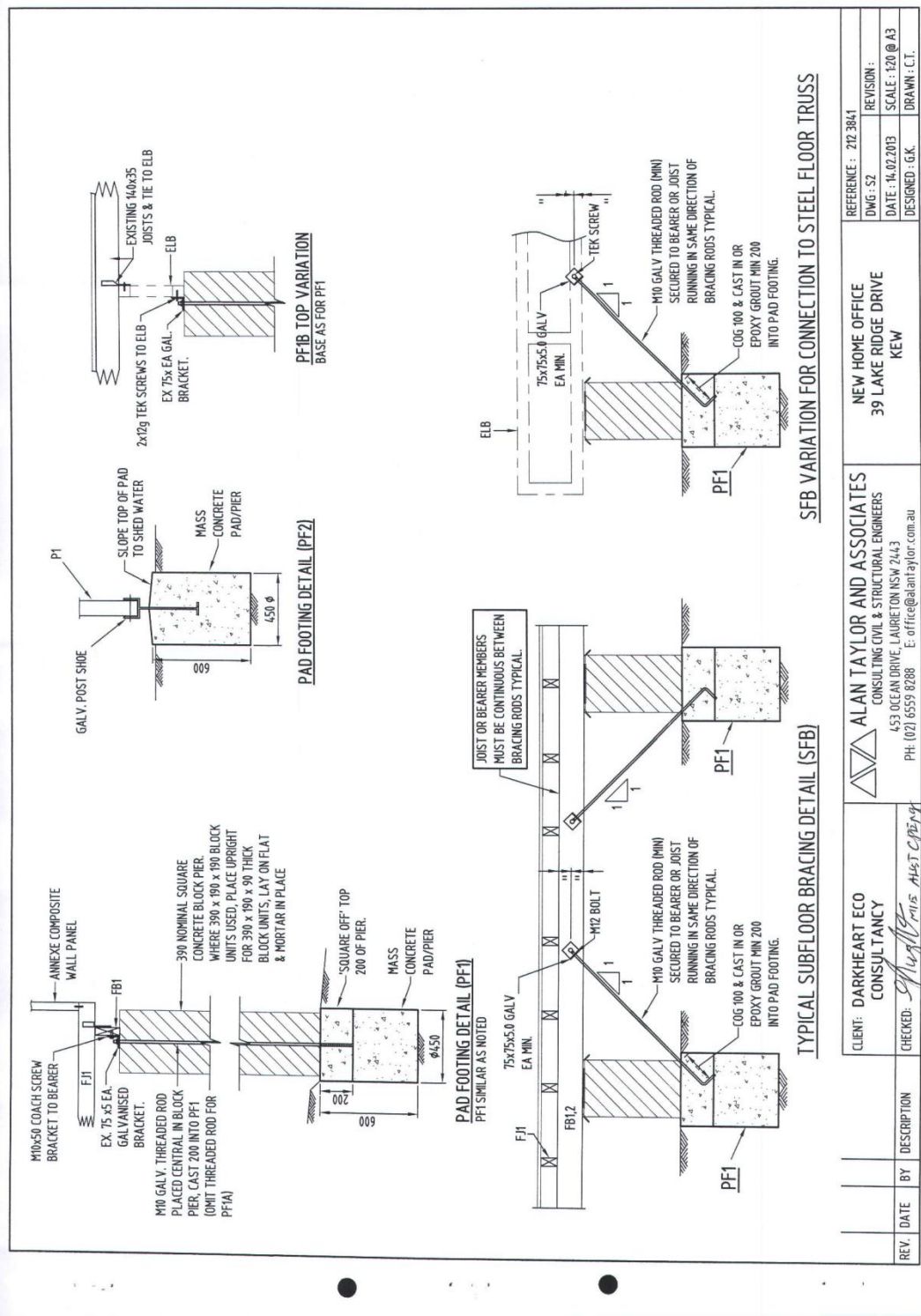
<p>GENERAL</p> <p>G1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ALL SET OUT DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS UNLESS SPECIFIC DIMENSIONS ARE GIVEN ON THE ENGINEERING DRAWINGS.</p> <p>G2 DIMENSIONS NOT TO BE SCALED FROM THESE DRAWINGS.</p> <p>G3 ALL MATERIALS AND WORKMANSHIP ARE TO BE OF THE HIGHEST STANDARDS AND IN ACCORDANCE WITH ANY CERTIFICATES SAA CODE RELATING TO THEIR APPLICATION. RELEVANT TO THIS EFFECT FROM A NATA APPROVED TESTING LABORATORY SHALL BE FURNISHED ON REQUEST.</p> <p>G4 THE STRUCTURE SHALL BE MAINTAINED IN A SAFE & STABLE CONDITION & NO PART OF THE STRUCTURE SHALL BE OVER STRESSED DURING CONSTRUCTION.</p> <p>G5 STRUCTURAL ELEMENTS HAVE BEEN DESIGNED FOR THE FOLLOWING SUPERIMPOSED LIVE LOADINGS:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> OFFICE 3.0 kPa. </div> <p>G6 BUILDER TO PROVIDE ADEQUATE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1-1995 'PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES', AND LOCAL COUNCIL REQUIREMENTS.</p> <p>G7 IT IS THE CONTRACTORS RESPONSIBILITY TO ASCERTAIN IN THE FIELD THE LOCATION & LEVEL OF ALL EXISTING SERVICES (TELECOM, UNDERGROUND POWER, SEWER, WATER ETC) & ANY OTHER FEATURE OR STRUCTURE LIKELY TO BE AFFECTED BY THE WORKS. NOTIFY ENGINEER IN DOUBT AS TO POSSIBLE EFFECT ON SERVICES OF STRUCTURE OR STRUCTURES ON SERVICES.</p>	<p>CONCRETE</p> <p>C1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 EXCEPT WHERE VARYED BY THE CONTRACT DOCUMENTS.</p> <p>C2 CONCRETE QUALITY: UNLESS NOTED OTHERWISE, ON PLANS</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th>ELEMENT</th> <th>SLUMP</th> <th>MAXIMUM SIZE AGGREGATE</th> <th>ADJUSTURE</th> <th>IN ACCORDANCE WITH AS</th> </tr> <tr> <td>PAD FOOTINGS</td> <td>80</td> <td>20</td> <td>60/60</td> <td>25</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>WITH AS 1478</td> </tr> </table> <p>FOOTING NOTE: FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 100kPa ON CLAY. FOUNDATION MATERIAL SHALL BE APPROVED PRIOR TO CONSTRUCTION PROCEEDING.</p> <p>SITE CLASSIFICATION NOTE: THIS DESIGN IS APPROPRIATE FOR "M" SITE CLASSIFICATION TO AS2800, CLASSIFICATION BY 'ALAN TAYLOR & ASSOCIATES'.</p>	ELEMENT	SLUMP	MAXIMUM SIZE AGGREGATE	ADJUSTURE	IN ACCORDANCE WITH AS	PAD FOOTINGS	80	20	60/60	25					WITH AS 1478	<p>MEMBER SCHEDULE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>SIZE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>FB1</td> <td>150x45</td> <td>HYSPAN PROJECT LVL CONTINUOUS LENGTH UNDER JOISTS</td> </tr> <tr> <td>FB2</td> <td>150x45</td> <td>HYSPAN PROJECT LVL CONTINUOUS LENGTH UNDER JOISTS</td> </tr> <tr> <td>FJ1</td> <td>100x50</td> <td>F7 OREGON JOISTS AT 600 MAX CTRS. FIX TO F1 WITH PRYDA FB5090 FRAMING BRACKETS OR EQUIVALENT. 2x5KSCW NAIL TO FB2. 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FOOTING & SUB-FLOOR BRACING PLAN

FLOOR FRAMING PLAN

VERANDAH ROOF FRAMING PLAN

BASED ON OUR INSPECTION & THE MANUFACTURERS COMPLIANCE PLATE WE CONSIDER THE ALREADY CONSTRUCTED RELOCATABLE HOME MODULE & ANNEXE TO BE STRUCTURALLY ACCEPTABLE FOR THEIR INTENDED FUNCTION.



REV.	DATE	BY	DESCRIPTION	CHECKED:	CLIENT:	ALAN TAYLOR AND ASSOCIATES	NEW HOME OFFICE	REFERENCE : 212 3841	
					DARKHEART ECO CONSULTANCY	 CONSULTING CIVIL & STRUCTURAL ENGINEERS 453 OCEAN DRIVE, LAURELTON NSW 2443 PH: (02) 6559 9288 E: office@alan.taylor.com.au	39 LAKE RIDGE DRIVE KEW	DWG : S2 DATE : 14.02.2013 DESIGNED : G.K.	REVISION : SCALE : 1:20 @ A3 DRAWN : C.T.

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2013/29

DATE: 21 March 2013

PRESCRIBED CONDITIONS

Part 6 – Division 8A of the *Environmental Planning & Assessment Regulations 2000*

- (1) (P001) All building work must be carried out in accordance with the requirements of the Building Code of Australia.
- (2) (P003) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a. showing the name, address and telephone number of the principal certifying authority for the work, and
 - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

A – GENERAL MATTERS

- (1) (A001) The development is to be carried out in accordance with the plans (as amended in red) 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
Site Plan	6058-04	Murray Dalton & Associated Pty Ltd (As amended by Applicant and Council)	1/12/2004
Floor Plan	-	-	Undated
Elevations	-	-	Undated
Specifications	212-3841 DWG: S1 & S2	Alan Taylor & Associates	14/2/2013

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.

The Construction Certificate must be lodged within three (3) months of the date of issue of this consent. If this is not done the building must be relocated offsite or to another location onsite which is behind the existing dwelling (when viewed from the street) until such time as a Construction Certificate has been approved for relocation of the building to its final approved location.

- (3) (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.
- (4) (A015) The owner/applicant is responsible for complying with any covenants/restrictions to users which may be applicable to the land where the proposed building work is to be undertaken.
- (5) (A195) One (1) business identification sign is permitted to be erected on the subject property. The sign shall be affixed to the wall of the relocatable building and shall have a maximum size no greater than 0.5m². Only information relating to the business being undertaken onsite is permitted to be displayed on the sign. No advertising of products are permitted to be displayed on the sign. The sign is not permitted to be artificially illuminated.
- (6) (A196) No vegetation removal is permitted under this application.
- (7) (A197) No retailing of goods is permitted under this application.
- (8) (A198) The relocatable building must be located a minimum of 1.0m behind the primary building line of the existing dwelling.
- (9) (A199) Details must be submitted to the PCA confirming that the maximum ridge height of the relocatable building does not exceed 3.8m above natural ground level in its final location.

B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

- (1) (B010) 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 a Construction Certificate, of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to this consent is required. 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
- (2) (B060) Approval must be obtained from Council under Section 68 of the Local Government Act 1993, for work to install or alter any onsite sewage management facility related to the development.
- (3) (B195) Prior to issue of Construction Certificate confirmation shall be provided to PCA confirming location of relocatable building matches approved site plan (i.e. building must be located a minimum distance of 5.0m from western boundary)

C – PRIOR TO ANY WORK COMMENCING ON SITE

nil

D – DURING WORK

- (1) (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.
- (2) (D014) Work on the project 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.
- (3) (D019) Building equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, unless specific written approval has been obtained from Council beforehand.
- (4) (D026) The site shall be left free of wastes and debris following completion of the work.
- (5) (D032) A garbage receptacle for the reception of all waste materials from the site shall be provided prior to building work commencing and shall be maintained and serviced for the duration of the 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) (E016) Prior to occupation or the issue of the Occupation Certificate (or Interim Occupation Certificate) the owner of the building must cause the Principal Certifying Authority to be given a fire safety certificate (or interim fire safety certificate in the case of a building or part of a building occupied before completion) in accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate 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.
- (3) (E195) All rainwater must be directed to a rainwater tank with a minimum capacity of 5000L. This tank shall be fitted with a 65mm stortz fitting for fire fighting purposes. The tank must also have a garden tap fitting connected for domestic purposes. Tank and fitting must be installed prior to issue of Occupation Certificate. Details of the tank overflow must be provided prior to issue of Occupation Certificate.
- (4) (E196) Prior to issue of the Occupation Certificate substantial landscape planting must be undertaken. The landscaping strip must match the areas identified on the Site Plan (as amended in red). The landscaping must be a minimum of 3.0m wide and shall be located a minimum of 2.0m from the relocatable building.
- (5) (E197) Prior to issue of the Occupation Certificate the relocatable building must be painted to match the colour scheme of the existing dwelling.
- (6) (E198) Gutter guards must be fitted on all gutters prior to issue of Occupation Certificate.

F – OCCUPATION OF THE SITE

- (1) (F001) On site car parking shall be provided in an unrestricted manner at all times during the operations of development for use by both staff and clients. A total of 2 spaces are to be provided onsite.
- (2) (F009) All new essential fire safety measures shall be maintained in working condition at all times.
- (2) (F002) The development is not to be used for habitable purposes.
- (3) (F025) Hours of operation of the development are restricted to the following hours:
 - 8.00 am to 6.00 pm – Mondays to Fridays
 - No work is to be carried out on Saturdays, Sundays and Public Holidays
- (4) (F195) No more than 2 employees are permitted to work from the premises at any one time.

SCHEDULE OF FIRE SAFETY MEASURES PROPOSED
Building Code of Australia (BCA) - 2010

Fire Safety Measure	Minimum Standard of Performance
1. Portable fire extinguishers	AS2444 (2001) & E1.6 BCA

View west along current parking



View west of employee car parking area and temporary office storage site.



Close up of employee parking and temporary office storage site



Current landscaping upslope of office storage site and parking area – to be infilled with foreground also planted out.



Proposed office location



View northwest of proposed office location



Current landscaping on western boundary:



View south to neighbours





STATEMENT OF ENVIRONMENTAL EFFECTS

This form is to be submitted for minor development applications only, such as new dwellings, alterations and additions and ancillary structures, change of use/first use of commercial and industrial premises. Other applications will require a comprehensive SOEE. Refer to SOEE Fact Sheet or Council's Duty Planner for assistance.

If you answer "yes" to any item in sections 4 to 8 you will need to detail the likely impact(s) and the proposed means of mitigating or reducing such impact(s). If insufficient space has been provided, attach additional sheet(s).

1. PROPERTY DETAILS

Lot No. 28 Section No. DP/SP No. 1047707 Street No. 39
 Street Name Lake Ridge Drive
 Suburb/Town Kew Postcode 2439

2. PROPOSAL DESCRIPTION

Provide a description of the proposed development. Relocatable cabin to be utilised for home business (ecological consultant) + storage of technical equipment (traps, spotlighting equipment, anabat devices etc).

The following questions are to be completed for applications relating to home business/industry, shops, commercial and industrial premises.

Hours of operation? Approx 8am - 6pm
 Client and staff numbers? Not intended for clients to visit regularly. Up to 4 incl. 2 residents
 Type, size and quantity of goods to be made, stored or transported? No manufacture/transport. Storage only of "tools" i.e. cages, box traps, spotlights, anabats etc.
 Details of any deliveries (i.e. hours, frequency, type of vehicles)? None required.
 Details of any retailing? Not a retail business.

Comments: Office is currently in spare bedroom. Due to insufficient space for both a family of six and the business, we require an additional space.

3. PLANNING INFORMATION

What is the zoning of the subject land? R5

What is the current use of the land/building? Rural Residential

Is your proposal:

- permissible in the zone? Yes ☒ No ☐
- consistent with the zone objectives? Yes ☒ No ☐

Does your proposal comply with the relevant:

- development standards (i.e. FSR, heights) in the Local Environmental Plan? Yes ☒ No ☐
- development control plan (e.g. setbacks, car parking)? Yes ☒ No ☐

If you answered "no" to any of the above questions, a detailed justification is required. Additionally, you should discuss your proposal with the Duty Planner before lodging your development application.

4. SITE SUITABILITY

Will the development:

- affect any neighbouring residences by overshadowing or loss of privacy? Yes ☐ No ☒
- result in the loss or reduction of views? Yes ☐ No ☒
- impact on any item of heritage or cultural significance? Yes ☐ No ☒
- result in land use conflict or incompatibility with neighbouring premises? Yes ☐ No ☒
- be out of character with the surrounding area? Yes ☐ No ☒
- be visually prominent within the existing landscape/streetscape? Yes ☐ No ☒
- require excavation or filling in excess of 1 metre? Yes ☐ No ☒
- require the erection or display of any advertising signage? Yes ☐ No ☒

Comments: No signage other than business identification sign (plaque on wall). Cabin resembles a shed or garage + is typical of other dwellings in the estate.

5. ENVIRONMENTAL IMPACTS

Is the site affected by any of the following natural hazards?

Yes ☒ No ☐

If yes, please indicate which hazard.

Flooding ☐ Bushfire ☒ Acid sulfate soils ☐

(Note: Information on natural hazards available from Council.

Will the proposal:

- result in any form of air pollution (smoke, dust, odour, etc)? Yes ☐ No ☒
- have the potential to cause any form of water pollution? Yes ☐ No ☒
- emit noise levels that could affect neighbouring properties? Yes ☐ No ☒
- be considered potentially hazardous or offensive (refer SEPP 33 for definitions)? Yes ☐ No ☒
- affect native or aquatic habitat? Yes ☐ No ☒
- have an impact on a threatened species or habitat? Yes ☐ No ☒
- involve the removal of any trees? (If yes, detail type and number below.) Yes ☐ No ☒

Comments: No clearing required for APZ or office
(parkland)

6. ACCESS, TRAFFIC & UTILITIES

Are electricity and telecommunications services available to the site?

Yes ☒ No ☐

Does the site have access to town water?

Yes ☒ No ☐

Does the site have access to town sewerage?

Yes ☐ No ☒

If you answered no to the above, is a waste water report attached?

Yes ☐ No ☒

Provide details of on-site parking, including number of spaces. Existing hard surface area for parking if required

Is lawful and practical access available to the site?

Yes ☒ No ☐

Will the development increase local traffic movements and volumes?

Yes ☐ No ☒

Are appropriate manoeuvring, unloading and loading facilities available on site?

Yes ☐ No ☒

(Note: Turning templates may be required for medium density, commercial and industrial.)

Provide details of proposed method of stormwater disposal (e.g. street, rubble drain, rainwater tank)

Rainwater tank to be installed to guttering. Access via existing driveway.

Comments: Toilet to be connected to existing on-site waste water management system servicing existing dwelling.

7. SOCIAL & ECONOMIC IMPACTS (Not applicable to new dwellings, additions or like.)

Will the proposal have any social or economic impacts in the area? Yes ☐ No ☒

Have you conducted any community consultation (e.g. neighbours, Police)? Yes ☒ No ☐

Have you considered Council's Social Impact Assessment Policy? Yes ☒ No ☐

Comments: No significant change to current visitation or local traffic volume. Cabin will be ~~Painted~~ to match existing house with screening landscaping along street frontage essentially same as detached garage or shed as on neighbouring lots, in keeping with the character of the local landscape.

8. WASTE DISPOSAL

Provide details of waste management, including reuse and recycling All recycle paper & plastic placed in home yellow bin. Non recyclable to be put into red bin. No dangerous wastes produced.

How and where will the wastes be stored? Temporary bins inside cabin as per domestic household.

Does the proposed use generate any special wastes (e.g. medical, contaminated)? Yes ☐ No ☒

Will the use generate trade wastes (e.g. greasy or medical wastes)? Yes ☐ No ☒

Comments: No processing required. Any old 12 Volt batteries disposed of at PMHC Waste transfer station in person.


APPLICANT'S SIGNATURE

11-2-2013
DATE

21/03/2013

Development Contributions Calculation Sheet - Final Consent Issue									
Development Details			Contributions Plans Applicable						
DA No.	2013	0029	General S94 Plans		Applies	ET Chargeable	RatePer ET	Contribution Amount	
Address:	39 Lake Ridge Road, Kew		Major Roads		No				
Dev Description:	Ancillary Building for Home Business		Open Space		No				
Lot Number(s):	28		Community Cultural & Emergency Services		No				
DP Number(s):	1047707		Admin Building		No				
Stage No:	Total		Bushfire - Specific		No				
Applicant:	J Berrigan		Kings Creek		No				
Contribution Area:	<input checked="" type="radio"/> Camden Haven <input type="radio"/> Innes Peninsula <input type="radio"/> Kings Creek <input type="radio"/> Lake Cathie/Bonny Hills <input type="radio"/> Port Macquarie <input type="radio"/> Rural <input type="radio"/> Sancti Spiritus/Turimster <input type="radio"/> Wauchope		Admin Levy		No				
(Planner must Select Contribution Area: Click Once with Mouse)			Specific Contribution Plans and DSPs (Planner Must Select if Plans are Applicable)						
			S94 Levy Development Cost		\$5,000	No			
			Laureton CBD Car Parking Contribution		<input type="checkbox"/> Applies				
			North Haven Car Parking Contribution		<input type="checkbox"/> Applies				
			Bushfire Additional		<input type="checkbox"/> Applies				
			Laurieton Walkway		<input type="checkbox"/> Applies				
DA Lodged Date:	18/02/2013		Water 1.6% Levy:		\$18.50	<input checked="" type="checkbox"/> Applies	0.12	\$9,666.00	\$1,159.90
Prepared By:	Jesse D		Sewer			<input type="checkbox"/> Applies			
DA Consent Date:			Car Parking CP					Contribution Total: \$1,178.40	
Issue No.	1		No. of Spaces Short:					Notice of Payment Re-Issue Fee: <input type="checkbox"/> Applies	
Calc Sheet Date:	28-Feb-2013		FINAL CONSENT CALCULATION		<input checked="" type="checkbox"/> Tick for FINAL Consent Calculation				
ET Calculation for New Development (Proposed)									
Commercial & Industrial New Development			Rate	Units	Water Rate	Sewer Rate	ET Water	ET Sewer	Traffic Facilities m ²
OFFICES, BANKS, PROFESSIONAL ROOMS ETC			m2	60	0.002	0.002	0.12	0.12	
N/A			m2	0	0	0	0	0	
N/A			m2	0	0	0	0	0	
N/A			m2	0	0	0	0	0	
Total Commercial ETs:							0.12	0.12	0
New Residential Development			Units	Sec 94 ET	Water ET	Sewer ET			
Number of new residential lots greater than 450m ² (excluding Dual Occ & Int Housing)			0	0	0	0			
Number of new residential lots greater than 2000m ² (excluding Dual Occ & Int Housing)			0	0	0	0			
1 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
2 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
3 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
4 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
1 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
2 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
3 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
4 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
Motel Unit - Partially Self Contained (Own ensuite but shared facilities for cooking & laundry)			0	0	0	0			
Motel Unit - Self Contained (Own ensuite and kitchen)			0	0	0	0			
Caravan Park - Not Self Contained Site (permanent or transient)			0	0	0	0			
Caravan Park - Partially Self Contained Site (permanent or transient)			0	0	0	0			
Nursing Homes High Dependency/Residential Care Facility (per bed)			0	N/A	0	0			
Nursing Homes Low Dependency/Hostel (per bed)			0	0	0	0			
Aged Unit - Self Contained 1 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0			
Aged Unit - Self Contained 2 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0			
Aged Unit - Self Contained 3 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0			
Boarding House per 1 Occupancy Bedroom Not Self Contained (shared facilities for cooking, laundry & bathrooms)			0	0	0	0			
Boarding House per 1 Occupancy Bedroom Partially Self Contained (Own ensuite - shared cooking & laundry facilities)			0	0	0	0			
Boarding House - Not Self Contained Per Bed (for dormitories/bunkrooms, shared cooking, laundry and bathroom)			0	0	0	0			
Boarding House - Self Contained Per Bed (for dormitories/bunkrooms, Own ensuite per bedroom/dorm/bunkroom with shared cooking and laundry)			0	0	0	0			
New Residential Unit Total:			0	0	0	0			

21/03/2013

ET Calculation for Existing Development (Credits)							
Commercial & Industrial Existing Development	Rate	Units	Water Rate	Sewer Rate	ET Water	ET Sewer	Traffic Facilities m ²
N/A	m2	0	0	0	0	0	0
N/A	m2	0	0	0	0	0	0
N/A	m2	0	0	0	0	0	0
N/A	m2	0	0	0	0	0	0
Total Commercial ETs:					0	0	0
Existing Residential Development	Units	Sec 94 ET	Water ET	Sewer ET			
Number of existing residential lots greater than 450m ² (excluding Dual Occ & Int Housing)	0	0	0	0			
Number of existing residential lots greater than 2000m ² (excluding Dual Occ & Int Housing)	0	0	0	0			
1 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)	0	0	0	0			
2 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)	0	0	0	0			
3 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)	0	0	0	0			
4 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)	0	0	0	0			
1 Bedroom Units (High Density - 3 or more storeys)	0	0	0	0			
2 Bedroom Units (High Density - 3 or more storeys)	0	0	0	0			
3 Bedroom Units (High Density - 3 or more storeys)	0	0	0	0			
4 Bedroom Units (High Density - 3 or more storeys)	0	0	0	0			
Motel Unit - Partially Self Contained (Own ensuite but shared facilities for cooking & laundry)	0	0	0	0			
Motel Unit - Self Contained (Own ensuite and kitchen)	0	0	0	0			
Caravan Park - Not Self Contained Site (permanent or transient)	0	0	0	0			
Caravan Park - Partially Self Contained Site (permanent or transient)	0	0	0	0			
Nursing Homes High Dependency/Residential Care Facility (per bed)	0	N/A	0	0			
Nursing Homes Low Dependency/Hostel (per bed)	0	0	0	0			
Aged Unit - Self Contained 1 bedroom with ensuite & kitchen (SEPP - Seniors Living)	0	0	0	0			
Aged Unit - Self Contained 2 bedroom with ensuite & kitchen (SEPP - Seniors Living)	0	0	0	0			
Aged Unit - Self Contained 3 bedroom with ensuite & kitchen (SEPP - Seniors Living)	0	0	0	0			
Boarding House per 1 Occupancy Bedroom Not Self Contained (shared facilities for cooking, laundry & bathrooms)	0	0	0	0			
Boarding House per 1 Occupancy Bedroom Partially Self Contained (Own ensuite - shared cooking & laundry facilities)	0	0	0	0			
Boarding House - Not Self Contained Per Bed (for dormitories/bunkrooms, shared cooking, laundry and bathroom)	0	0	0	0			
Boarding House - Self Contained Per Bed (for dormitories/bunkrooms, Own ensuite per bedroom/dorm/bunkroom with shared cooking and laundry)	0	0	0	0			
Existing Residential Unit Total:	0	0	0	0			

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