



PORT MACQUARIE-HASTINGS
COUNCIL



Development Assessment Panel

Business Paper

date of meeting: Wednesday 26 August 2020

location: Via Skype

time: 2:00pm

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

Development Assessment Panel

CHARTER

1.0 OBJECTIVES

To assist in managing Council's development assessment function by providing independent and expert determinations of development applications that fall outside of staff delegations.

2.0 KEY FUNCTIONS

- To review development application reports and conditions;
- To determine development applications outside of staff delegations;
- To refer development applications to Council for determination where necessary;
- To provide a forum for objectors and applicants to make submissions on applications before the Development Assessment Panel (DAP);
- To maintain transparency in the determination of development applications.

Delegated Authority of Panel

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.
- Vary, modify or release restrictions as to use and/or covenants created by Section 88B instruments under the Conveyancing Act 1919 in relation to development applications for subdivisions being considered by the panel.
- Determine Koala Plans of Management under State Environmental Planning Policy 44 - Koala Habitat Protection associated with development applications being considered by the Panel.

Noting the trigger to escalate decision making to Council as highlighted in section 5.2.

3.0 MEMBERSHIP

3.1 Voting Members

- Two independent external members. One of the independent external members to

be the Chairperson.

- Group Manager Development Assessment (alternate - Director Development & Environment or Development Assessment Planner)

The independent external members shall have expertise in one or more of the following areas: planning, architecture, heritage, the environment, urban design, economics, traffic and transport, law, engineering, government and public administration.

3.2 Non-Voting Members

- Not applicable

3.3 Obligations of members

- Members must act faithfully and diligently and in accordance with this Charter.
- Members must comply with Council's Code of Conduct.
- Except as required to properly perform their duties, DAP members must not disclose any confidential information (as advised by Council) obtained in connection with the DAP functions.
- Members will have read and be familiar with the documents and information provided by Council prior to attending a DAP meeting.
- Members must act in accordance with Council's Workplace Health and Safety Policies and Procedures
- External members of the Panel are not authorised to speak to the media on behalf of Council. Council officers that are members of the Committee are bound by the existing operational delegations in relation to speaking to the media.
- Staff members shall not vote on matters before the Panel if they have been the principle author of the development assessment report.

3.4 Member Tenure

- The independent external members will be appointed for the term of four (4) years maximum in which the end of the tenure of these members would occur in a cascading arrangement.

3.5 Appointment of members

- The independent external members (including the Chair) shall be appointed by the General Manager following an external Expression of Interest process.
- Staff members of the Panel are in accordance with this Charter.

4.0 TIMETABLE OF MEETINGS

- The Development Assessment Panel will generally meet on the 1st and 3rd Wednesday each month at 2.00pm at the Port Macquarie offices of Council.
- Special Meetings of the Panel may be convened by the Director Development & Environment Services with three (3) days notice.

5.0 MEETING PRACTICES

5.1 Meeting Format

- At all Meetings of the Panel the Chairperson shall occupy the Chair and preside. The Chair will be responsible for keeping of order at meetings.
- Meetings shall be open to the public.
- 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.

5.2 Decision Making

- Decisions are to be made by consensus. Where consensus is not possible on any item, that item is to be referred to Council for a decision.
- All development applications involving a proposed variation to a development standard greater than 10% under Clause 4.6 of the Local Environmental Plan will be considered by the Panel and recommendation made to the Council for a decision.

5.3 Quorum

- All members (2 independent external members and 1 staff member) must be present at a meeting to form a quorum.

5.4 Chairperson and Deputy Chairperson

- Independent Chair (alternate, second independent member)

5.5 Secretariat

- The Director Development & Environment is to be responsible for ensuring that the Panel has adequate secretariat support. The secretariat will ensure that the business paper and supporting papers are circulated at least three (3) days prior to each meeting. Minutes shall be appropriately approved and circulated to each member within three (3) weeks of a meeting being held.
- The format of and the preparation and publishing of the Business Paper and Minutes shall be similar to the format for Ordinary Council Meetings.

5.6 Recording of decisions

- Minutes will record decisions and how each member votes for each item before the Panel.

6.0 CONVENING OF “OUTCOME SPECIFIC” WORKING GROUPS

Not applicable.

7.0 CONFIDENTIALITY AND CONFLICT OF INTEREST

- Members of the Panel must comply with the applicable provisions of Council’s Code of Conduct. It is the personal responsibility of members to comply with the standards in the Code of Conduct and regularly review their personal circumstances with this in mind.
- Panel members must declare any conflict of interests at the start of each meeting or before discussion of a relevant item or topic. Details of any conflicts of interest should be appropriately minuted. Where members are deemed to have a real or perceived conflict of interest, it may be appropriate they be excused from deliberations on the issue where the conflict of interest may exist. A Panel meeting may be postponed where there is no quorum.

8.0 LOBBYING

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

Development Assessment Panel

ATTENDANCE REGISTER

Member	27/05/20	10/06/20	24/06/20	08/07/20	22/07/20	12/08/20
Paul Drake	✓	✓	✓	✓	✓	✓
Robert Hussey					✓	
David Crofts (alternate member)	✓	✓	✓	✓		✓
Dan Croft (Group Manager Development Assessment) (alternates) - Development Assessment Planner	✓	✓	✓	✓	✓	✓

Key: ✓ = Present

A = Absent With Apology

X = Absent Without Apology

Meeting Dates for 2020

22/01/2020	Function Room	2:00pm
12/02/2020	Function Room	2:00pm
26/02/2020	Function Room	2:00pm
11/03/2020	Function Room	2:00pm
25/03/2020	Function Room	2:00pm
8/04/2020	Function Room	2:00pm
6/05/2020	Function Room	2:00pm
27/05/2020	Function Room	2:00pm
10/06/2020	Function Room	2:00pm
24/06/2020	Function Room	2:00pm
8/07/2020	Function Room	2:00pm
22/07/2020	Function Room	2:00pm
12/08/2020	Function Room	2:00pm
26/08/2020	Function Room	2:00pm
9/09/2020	Function Room	2:00pm
30/09/2020	Function Room	2:00pm
14/10/2020	Function Room	2:00pm
28/10/2020	Function Room	2:00pm
11/11/2020	Function Room	2:00pm
25/11/2020	Function Room	2:00pm
16/12/2020	Function Room	2:00pm

Development Assessment Panel Meeting

Wednesday 26 August 2020

Items of Business

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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 12 August 2020 be confirmed.

PRESENT

Members:

Paul Drake (Independent Chair)
David Crofts (Independent Member)
Group Manager Development Assessment (Dan Croft)

Other Attendees:

Councillor Sharon Griffiths
Acting Development Engineering Coordinator (Grant Burge)
Development Assessment Planner (Steven Ford)
Development Assessment Planner (Chris Gardiner)
Development Engineer (Kerrod Franklin)
Development Assessment Planning Coordinator (Patrick Galbraith-Robertson)

The meeting opened at 2:00pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

Nil.

03 CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 22 July 2020 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2020 - 321.1 DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION AT LOT 136 DP 1248149, NO. 3 SEAHORSE RISE, LAKE CATHIE

Speakers:
Derek Collins (applicant)

CONSENSUS:

That DA2020 - 321.1 for a Dual Occupancy and Torrens Title Subdivision at Lot 136, DP 1248149, No. 3 Seahorse Rise, Lake Cathie, be determined by granting consent subject to the recommended conditions.

06 DA2018 - 621.1 ALTERATIONS AND ADDITIONS TO CARAVAN PARK AT LOT 3, DP 1103628, NO. 152 DIAMOND HEAD ROAD, DUNBOGAN

Speakers:
Kerry McFadden (opposing application)
Donna Clarke (applicant)

CONSENSUS:

1. That the Koala Plan of Management (KPOM) prepared by Biodiversity Australia dated June 2019 be approved.
 2. That DA2018 - 621.1 for Alterations and Additions to Caravan Park at Lot 3, DP 1103628, No. 152 Diamond Head Road, Dunbogan, be determined by granting consent subject to the recommended conditions.
-

07 DA2020 - 242.1 BOUNDARY ADJUSTMENT AND MULTI DWELLING HOUSING AT LOT 334 DP 1237302 AND LOT 401 DP 1244641, NO 96 PHILIP CHARLEY DRIVE, PORT MACQUARIE

Speakers:

Terrance Stafford (applicant)
Luke Morris (applicant)

CONSENSUS:

That DA2020 - 242.1 for a Boundary Adjustment and Multi Dwelling Housing at Lot 334 DP 1237302, and Lot 401 DP 1244641, No. 96 Philip Charley Drive, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section B of the consent to read: 'Prior to release of the construction certificate amended plans are to be submitted providing for a minimum 1m wide landscaped strip along the western boundary from the beginning of the access driveway to the proposed stormwater inlet pit. Landscaping is to achieve a minimum height of 3m at maturity. The area to the east of the stormwater infrastructure is also to be landscaped in a similar fashion.'

08 DA2020 - 237.1 2 LOT TORRENS TITLE SUBDIVISION (STAGE 1) AND DUAL OCCUPANCY WITH STRATA SUBDIVISION (STAGE 2) AT LOT 1 DP 568609, NO. 32 WARLTERS STREET, WAUCHOPE

Speakers:

Michelle Love (applicant)

CONSENSUS:

That DA2020 - 237.1 for a 2 Lot Torrens Title Subdivision (Stage 1) and Dual Occupancy with Strata Subdivision (Stage 2) at Lot 1, DP 568609, No. 32 Warlters Street, Wauchope, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section B of the consent to read: 'Prior to release of the construction certificate amended plans are to be submitted providing for the area between the front courtyard fence and front property boundary with landscaping. The front courtyard fence is to be amended to delete the panels blocking driveway/carport access.'

09 DA2019 - 780 MANUFACTURED HOUSING ESTATE, ANCILLARY BUILDINGS AND ASSOCIATED INFRASTRUCTURE, LOT 46 DP1256576 SOUTH ATLANTIC DRIVE, LAKE CATHIE

Speakers:

Robyn Wilson (opposing application)
Mark McCormick (opposing application)
Darren Gill (opposing application)
Tony Thorne (opposing application)
Donna Clarke (applicant)
Adrian Pullich (applicant)

CONSENSUS:

That DA 2019 - 780.01 for a Manufactured Housing Estate, Ancillary Buildings and Associated Infrastructure at Lot 146, DP 1256576, South Atlantic Drive, Lake Cathie, be determined by granting consent subject to the recommended conditions and as amended below:

- Amend condition B(31) to read: 'Prior to the release of the Construction Certificate, amended plans are to be provided, demonstrating the proposed emergency exit driveway to South Atlantic Drive be changed to a private entry/exit to South Atlantic Drive, that can be controlled by a gated/electronic entry for the MHE residents, as well as an emergency access point. The plans are to detail that this access is to be available for residents before commencement of stage 3 of the development.'

10 GENERAL BUSINESS

Nil.

The meeting closed at 5:00pm.

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, the undersigned, hereby declare the following interest:	
<input type="checkbox"/> Pecuniary: Take no part in the consideration and voting and be out of sight of the meeting.	
<input type="checkbox"/> Non-Pecuniary – Significant Interest: Take no part in the consideration and voting and be out of sight of the meeting.	
<input type="checkbox"/> Non-Pecuniary – Less than Significant Interest: May participate in consideration and voting.	
For the reason that:	
Name: Signed:	Date:
Please submit to the Governance Support Officer at the Council Meeting.	

(Refer to next page and the Code of Conduct)

Pecuniary Interest

- 4.1 A pecuniary interest is an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to you or a person referred to in clause 4.3.
- 4.2 You will 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 you might make in relation to the matter, or if the interest is of a kind specified in clause 4.6.
- 4.3 For the purposes of this Part, you will have a pecuniary interest in a matter if the pecuniary interest is:
 - (a) your interest, or
 - (b) the interest of your spouse or de facto partner, your relative, or your partner or employer, or
 - (c) a company or other body of which you, or your nominee, partner or employer, is a shareholder or member.
- 4.4 For the purposes of clause 4.3:
 - (a) Your "relative" is any of the following:
 - i) your parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
 - ii) your spouse's or de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
 - iii) the spouse or de facto partner of a person referred to in paragraphs (i) and (i)
 - (b) "de facto partner" has the same meaning as defined in section 21C of the *Interpretation Act 1987*.
- 4.5 You will not have a pecuniary interest in relation to a person referred to in subclauses 4.3(b) or (c)
 - (a) if you are unaware of the relevant pecuniary interest of your spouse, de facto partner, relative, partner, employer or company or other body, or
 - (b) just because the person is a member of, or is employed by, a council or a statutory body, or is employed by the Crown, or
 - (c) just because the person is a member of, or a delegate of a council to, a company or other body that has a pecuniary interest in the matter, so long as the person has no beneficial interest in any shares of the company or body.

Non-Pecuniary

- 5.1 Non-pecuniary interests are private or personal interests a council official has that do not amount to a pecuniary interest as defined in clause 4.1 of this code. These commonly arise out of family or personal relationships, or out of involvement in sporting, social, religious or other cultural groups and associations, and may include an interest of a financial nature.
- 5.2 A non-pecuniary conflict of interest exists where a reasonable and informed person would perceive that you could be influenced by a private interest when carrying out your official functions in relation to a matter.
- 5.3 The personal or political views of a council official do not constitute a private interest for the purposes of clause 5.2.
- 5.4 Non-pecuniary conflicts of interest must be identified and appropriately managed to uphold community confidence in the probity of council decision-making. The onus is on you to identify any non-pecuniary conflict of interest you may have in matters that you deal with, to disclose the interest fully and in writing, and to take appropriate action to manage the conflict in accordance with this code.
- 5.5 When considering whether or not you have a non-pecuniary conflict of interest in a matter you are dealing with, it is always important to think about how others would view your situation.

Managing non-pecuniary conflicts of interest

- 5.6 Where you have a non-pecuniary conflict of interest in a matter for the purposes of clause 5.2, you must disclose the relevant private interest you have in relation to the matter fully and in writing as soon as practicable after becoming aware of the non-pecuniary conflict of interest and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter. In the case of members of council staff other than the general manager, such a disclosure is to be made to the staff member's manager. In the case of the general manager, such a disclosure is to be made to the mayor.
- 5.7 If a disclosure is made at a council or committee meeting, both the disclosure and the nature of the interest must be recorded in the minutes on each occasion on which the non-pecuniary conflict of interest arises. This disclosure constitutes disclosure in writing for the purposes of clause 5.6.
- 5.8 How you manage a non-pecuniary conflict of interest will depend on whether or not it is significant.
- 5.9 As a general rule, a non-pecuniary conflict of interest will be significant where it does not involve a pecuniary interest for the purposes of clause 4.1, but it involves:
 - a) a relationship between a council official and another person who is affected by a decision or a matter under consideration that is particularly close, such as a current or former spouse or de facto partner, a relative for the purposes of clause 4.4 or another person from the council official's extended family that the council official has a close personal relationship with, or another person living in the same household
 - b) other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
 - c) an affiliation between the council official and an organisation (such as a sporting body, club, religious, cultural or charitable organisation, corporation or association) that is affected by a decision or a matter under consideration that is particularly strong. The strength of a council official's affiliation with an organisation is to be determined by the extent to which they actively participate in the management, administration or other activities of the organisation.
 - d) membership, as the council's representative, of the board or management committee of an organisation that is affected by a decision or a matter under consideration, in circumstances where the interests of the council and the organisation are potentially in conflict in relation to the particular matter
 - e) a financial interest (other than an interest of a type referred to in clause 4.6) that is not a pecuniary interest for the purposes of clause 4.1
 - f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision.
- 5.10 Significant non-pecuniary conflicts of interest must be managed in one of two ways:
 - a) by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or
 - b) if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29.
- 5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.
- 5.12 If you are a member of staff of council other than the general manager, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of your manager. In the case of the general manager, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of the mayor.
- 5.13 Despite clause 5.10(b), a councillor who has a significant non-pecuniary conflict of interest in a matter, may participate in a decision to delegate consideration of the matter in question to another body or person.
- 5.14 Council committee members are not required to declare and manage a non-pecuniary conflict of interest in accordance with the requirements of this Part where it arises from an interest they have as a person chosen to represent the community, or as a member of a non-profit organisation or other community or special interest group, if they have been appointed to represent the organisation or group on the council committee.

SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

This form must be completed using block letters or typed.

If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.

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 the affected principal place of residence of the councillor or an associated person, company or body <i>(the identified land)</i>	
Relationship of identified land to councillor <i>[Tick or cross one box.]</i>	<input type="checkbox"/> The 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"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has interest in the land.
MATTER GIVING RISE TO PECUNIARY INTEREST¹	
Nature of land that is subject to a change in zone/planning control by proposed LEP <i>(the subject land²)</i> <i>[Tick or cross one box]</i>	<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 <i>[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]</i>	
Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	
Effect of proposed change of zone/planning control on councillor or associated person <i>[Tick or cross one box]</i>	<input type="checkbox"/> Appreciable financial gain. <input type="checkbox"/> Appreciable financial loss.

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest]

Councillor's Signature: **Date:**

This form is to be retained by the council's general manager and included in full in the minutes of the meeting

Last Updated: 3 June 2019

Important Information

This information is being collected for the purpose of making a special disclosure of pecuniary interests under clause 4.36(c) of the Model Code of Conduct for Local Councils in NSW (the Model Code of Conduct).

The special disclosure must relate only to a pecuniary interest that a councillor has in the councillor's principal place of residence, or an interest another person (whose interests are relevant under clause 4.3 of the Model Code of Conduct) has in that person's principal place of residence.

Clause 4.3 of the Model Code of Conduct states that you will have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative or because your business partner or employer has a pecuniary interest. You will 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.

"Relative" is defined by clause 4.4 of the Model Code of Conduct 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.

You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints about breaches of these requirements are to be referred to the Office of Local Government and may result in disciplinary action by the Chief Executive of the Office of Local Government or the NSW Civil and Administrative Tribunal.

This form must be completed by you before the commencement of the council or council committee meeting at 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.

¹ Clause 4.1 of the Model Code of Conduct 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 clause 4.6 of the Model Code of Conduct.

² 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 clause 4.3 of the Model Code of Conduct has a proprietary interest

Item: 05

Subject: DA2020 - 320.1 DUAL OCCUPANCY AND STRATA SUBDIVISION AT LOT 130 DP 1248149, NO. 4 SEAHORSE RISE LAKE CATHIE.

Report Author: Development Assessment Planner, Steven Ford

Applicant:	Phil Clarnette Property
Owner:	Phil Clarnette Property
Estimated Cost:	\$490,000
Parcel no:	68851

Alignment with Delivery Program

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

RECOMMENDATION

That DA2020 - 320.1 for a Dual Occupancy and Strata Subdivision at Lot 130, DP 1248149, No. 4 Seahorse Rise, Lake Cathie, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a development application for a Dual Occupancy and Strata Subdivision at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition of the application, one (1) submission was received.

The site is considered suitable for the proposed development and the proposal adequately addresses relevant planning controls. The development is not considered to be contrary to the public's interest and will not result a significant adverse social, environmental or economic impact.

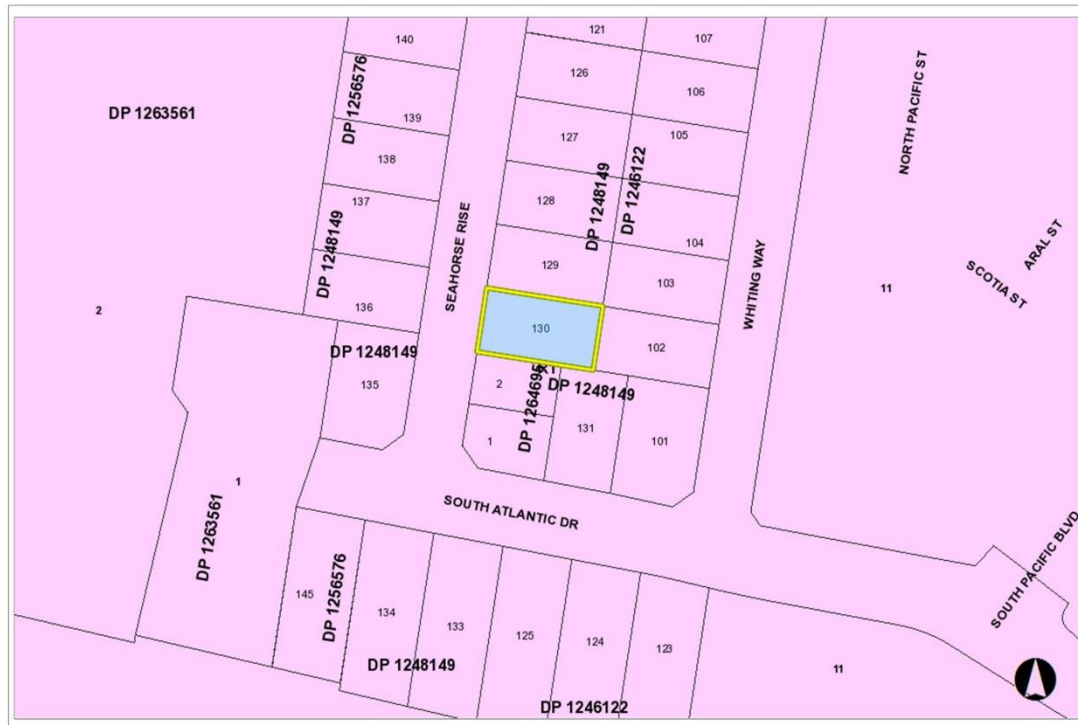
This report recommends that the development application be approved subject to the attached conditions (**Attachment 1**).

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 535m².

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 locality is shown in the following aerial photograph:



2. DESCRIPTION OF DEVELOPMENT

Key aspects of the proposal include the following:

- Construction of a single storey attached dual occupancy with 2 x 4 bedroom dwellings; and
- 2 lot Strata title subdivision.

Refer to **Attachment 2** at the end of this report for plans of the proposed development.

Application Chronology

- 30 April 2020 - Application lodged.
- 12 May 2020 to 25 May 2020 - Neighbour notification.
- 11 June 2020 - Bush Fire Safety Authority issued by NSW Rural Fire Service.

3. STATUTORY ASSESSMENT

Section 4.15(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 (Koala Habitat Protection) 2019

Clause 5 - This SEPP applies to the Port Macquarie-Hastings Local Government Area.

Clause 8 - The site is subject to the adopted Area 14 Koala Plan of Management. No tree removal is proposed and the proposal is consistent with the adopted plan of management.

State Environmental Planning Policy No. 55 - Remediation of Land

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX certificate (number 1096125M) has been submitted demonstrating that the proposal will comply with the requirements of the SEPP. It is recommended that a condition be imposed to ensure that the commitments are incorporated into the development and certified at Occupation Certificate stage.

Port Macquarie-Hastings Local Environmental Plan 2011

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

- Clause 2.2 - The subject site is zoned R1 General Residential.
- Clause 2.3(1) and the R1 zone landuse table - The proposed development for a dual occupancy (attached) and strata subdivision is a permissible landuse with consent. Following subdivision, each lot will contain a semi-detached dwelling.

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.*

Clause 2.3(2) - The proposal is consistent with the zone objectives having regard to the following:

- The development will contribute to the variety of housing types and densities to meet the housing needs of the community.
- Clause 4.1(4) - The minimum 450m² lot size for subdivision does not apply to the proposal as it proposes a strata subdivision.
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 5.85m, which complies with the standard height limit of 8.5m applying to the site.
- Clause 4.4 - The floor space ratio of the proposal is 0.44:1 which complies with the maximum 0.65:1 floor space ratio applying to the site.
- Clause 5.10 - Heritage. The site does not contain or adjoin any known heritage items or sites of significance.
- Clause 7.9 - The site is mapped as being subject to acoustic controls. The impacts of road traffic noise were considered as part of the parent subdivision (DA2016 - 88). A Traffic Noise Impact Assessment prepared by SLR and dated 4 November 2015 was submitted as part of that application. The report determined that Category 1 (normal) construction will achieve satisfactory internal noise levels (see below).



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

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

No draft instruments apply to the site.

(iii) Any Development Control Plan in force

Port Macquarie-Hastings Development Control Plan 2013:

DCP 2013: Dwellings, Dual occupancies, Dwelling houses, Multi dwelling houses & Ancillary development			
	Requirements	Proposed	Complies
3.2.2.2	Articulation zone: <ul style="list-style-type: none"> Min. 3m front setback An entry feature or portico A balcony, deck, patio, pergola, terrace or verandah A window box treatment A bay window or similar feature An awning or other feature over a window A sun shading feature 	The development contains an entry porch for both units within the articulation zone. The porches do not exceed 25% of the articulation zone and is still setback over 4.3m.	Yes
	Front setback <ul style="list-style-type: none"> Min. 4.5m local road 	4.5m front building line setback.	Yes
3.2.2.3	Garage 5.5m min. and 1m behind front façade. Garage door recessed behind building line or eaves/overhangs provided	5.5m garage door setback.	Yes
	6m max. width of garage door/s and 50% max. width of building	Width of garage doors 4.8m.	Yes
	Driveway crossover 1/3 max. of site frontage and max. 5.0m width	5m wide driveway crossing width which is 29% proportional width.	Yes
3.2.2.4	4m min. rear setback. Variation subject to site analysis and provision of private open space	5.9m rear setback.	Yes
3.2.2.5	Side setbacks: <ul style="list-style-type: none"> Ground floor = min. 0.9m Building wall set in and out every 12m by 0.5m 	1m The wall articulation is compliant and satisfies the objectives of the development provision.	Yes Yes
3.2.2.6	35m ² min. private open space area including a useable 4x4m min. area which has 5% max. grade	Each occupancy contains 35m ² open space in one area including a useable 4m x 4m area.	Yes
3.2.2.10	Privacy: <ul style="list-style-type: none"> Direct views between living areas of adjacent dwellings screened when within 9m radius of any part of window of adjacent dwelling 	No direct views between living areas of adjacent dwellings screened when within 9m radius of	Yes

DCP 2013: Dwellings, Dual occupancies, Dwelling houses, Multi dwelling houses & Ancillary development

	Requirements	Proposed	Complies
	<p>and within 12m of private open space areas of adjacent dwellings. ie. 1.8m fence or privacy screening which has 25% max. openings and is permanently fixed</p> <ul style="list-style-type: none"> Privacy screen required if floor level > 1m height, window side/rear setback (other than bedroom) is less than 3m and sill height less than 1.5m Privacy screens provided to balconies/verandahs etc which have <3m side/rear setback and floor level height >1m 	<p>any part of window of adjacent dwelling and within 12m of private open space areas of adjacent dwellings.</p> <p>The development will not compromise privacy in the area due to a combination of building design and boundary fencing.</p>	

DCP 2013: General Provisions

	Requirements	Proposed	Complies
2.7.2.2	Design addresses generic principles of Crime Prevention Through Environmental Design guideline	No concealment or entrapment areas proposed. Adequate casual surveillance available.	Yes
2.3.3.1	Cut and fill 1.0m max. 1m outside the perimeter of the external building walls	Cut and fill <1.0m change 1m outside the perimeter of the external building walls	Yes
2.3.3.2	1m max. height retaining walls along road frontage	None proposed	N/A
	Any retaining wall >1.0 in height to be certified by structure engineer	No retaining wall likely >1m	Yes
	Combination of retaining wall and front fence height max 1.8m, max length 6.0m or 30% of frontage, fence component 25% transparent, and splay at corners and adjacent to driveway	No retaining wall front fence combination proposed.	N/A
2.4.3	Bushfire risk, Acid sulphate soils, Flooding, Contamination, Airspace protection, Noise and Stormwater	Refer to main body of report.	
2.5.3.2	New accesses not permitted from arterial or distributor roads	No new access proposed to arterial or distributor road.	N/A
	Driveway crossing/s minimal in number and width including maximising street parking	Driveway crossing is minimal in width including maximising	Yes

DCP 2013: General Provisions			
	Requirements	Proposed	Complies
		street parking.	
2.5.3.3	Parking in accordance with Table 2.5.1. <u>Dwelling/dual occupancies</u> 1 space per dwelling/occupancy (behind building line). <u>Multi dwelling</u> 1 space per 1 & 2 bedroom occupancies 1.5 spaces per 3+ bedroom occupancies 0.25 spaces per occupancy for visitor parking.	Proposal involves dual occupancy, which will be 2 semi-detached dwellings following subdivision. Each dwelling provides 1 parking space behind the building line.	Yes
2.5.3.11	Section 94 contributions	Contributions apply - refer to ET calc and NOP.	Yes
2.5.3.12 and 2.5.3.13	Landscaping of parking areas	Suitable landscaping proposed around driveway/parking locations.	Yes
2.5.3.14	Sealed driveway surfaces unless justified	Sealed driveway areas proposed.	Yes
2.5.3.15 and 2.5.3.16	Driveway grades first 6m or 'parking area' shall be 5% grade with transitions of 2m length	Driveway grades capable of satisfying Council standard driveway crossover requirements. Condition recommended for section 138 Roads Act permit	Yes
2.5.3.17	Parking areas to be designed to avoid concentrations of water runoff on the surface.	Stormwater drainage is capable of being managed as part of plumbing construction.	Yes

Note: Subdivision provisions of the DCP (except battleaxe handle width) are aimed at the creation of vacant lots (i.e. not lots within an integrated housing proposal such as this) and have therefore been excluded from the above assessment. Servicing requirements are discussed later in this report.

(iia) Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

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

(iv) Any matters prescribed by the Regulations

No matters prescribed by the regulations are applicable to the proposal.

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

Context and setting

- The proposal will be unlikely to have any adverse impacts to existing adjoining properties and satisfactorily addresses the public domain.
- The proposal is considered to be consistent with other residential development in the locality and adequately addresses planning controls for the area.
- There are no adverse impacts on existing view sharing.
- There are no adverse privacy impacts.
- There are no adverse overshadowing impacts. The proposal does not prevent adjoining properties from receiving 3 hours of sunlight to private open space and primary living areas on 21 June.

Roads

The site has road frontage to Seahorse Rise. Adjacent to the site, Seahorse Rise is a sealed public road under the care and control of Council.

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

Site Frontage & Access

Vehicle access to the site is proposed through a shared driveway with direct frontage to Seahorse Rise. Access shall comply with Council AUSPEC and Australian Standards, and conditions have been recommended to reflect these requirements.

Parking and Manoeuvring

A total of 2 parking spaces have been provided on-site within garages with additional parking available within the driveway. Parking and driveway widths on site can comply with relevant Australian Standards (AS 2890) and conditions have been recommended to reflect these requirements.

Water Supply Connection

Council records indicate that the development site is currently serviced by a 100mm water main on the opposite side of Seahorse Rise. Each Strata Title lot requires a separate metered water connection to Council's water main. All design & works shall be in accordance with Council's adopted AUSPEC Specifications.

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

Sewer Connection

Both Strata Title lots can drain to the existing junction provided in the north west corner of the site. All design & works shall be in accordance with Council's adopted AUSPEC Specifications.

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

Stormwater

The site naturally grades towards the rear and is currently serviced via an existing interallotment drainage system.

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

Other Utilities

Telecommunication and electricity services are available to the site.

Heritage

No known items of Aboriginal or European heritage significance exist on the property. No adverse impacts anticipated. The site is in a residential context and considered to be disturbed land.

Other land resources

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

Water cycle

The proposed development will not have any significant adverse impacts on water resources and the water cycle.

Soils

The proposed development will not have any significant adverse impacts on soils in terms of quality, erosion, stability and/or productivity subject to a standard condition requiring erosion and sediment controls to be in place prior to and during construction.

Air and microclimate

The construction and/or operations of the proposed development will not result in any significant adverse impacts on the existing air quality or result in any pollution. Standard precautionary site management condition recommended.

Flora and fauna

Construction of the proposed development will not require any removal/clearing of any native vegetation and therefore does not trigger the biodiversity offsets scheme. Part 7 of the Biodiversity Conservation Act 2016 is considered to be satisfied.

Waste

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

Energy

The proposal includes measures to address energy efficiency and will be required to comply with the requirements of BASIX.

Noise and vibration

The construction and/or operations of the proposed development will not result in any significant adverse impacts on the existing air quality or result in any pollution. Standard precautionary site management condition recommended.

Potential impacts of road traffic noise are considered earlier in this report under Clause 7.9 of the LEP.

Bushfire

The site is identified as being bushfire prone. In accordance with Section 100B of the *Rural Fires Act 1997*, the application proposes subdivision of bush fire prone land that could lawfully be used for residential purposes. As a result, the applicant has submitted a bushfire report prepared by a Certified Consultant. The report was forwarded to the NSW Rural Fire Service who have since issued a Bushfire Safety Authority.

A condition has been recommended incorporating the requirements of the Bushfire Safety Authority.

Safety, security and crime prevention

The proposed development will be unlikely to create any concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area. The increase in housing density will improve natural surveillance within the locality and openings from each dwelling overlook common and private areas.

Social impacts in the locality

Given the nature of the proposed development and its location the proposal is not considered to have any significant adverse social impacts.

Economic impact in the locality

The proposal is not considered to have any significant adverse economic impacts on the locality. A likely positive impact is that the development will maintain employment in the construction industry, which will lead to flow impacts such as expenditure in the area.

Site design and internal design

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

Construction

Construction impacts are considered capable of being managed, standard construction and site management conditions have been recommended.

Cumulative impacts

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

(c) The suitability of the site for the development

The proposal will fit into the locality and the site attributes are conducive to the proposed development.

Site constraints of road traffic noise have been adequately addressed and appropriate conditions of consent recommended.

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

One (1) written submission was received following public exhibition of the application. Copies of the written submission has been provided separately to members of the DAP.

Key issues raised in the submission received and comments are provided as follows:

Submission Issue/Summary	Planning Comment/Response
The cumulative impact of this development and other similar proposals in the street will result in a significant number of vehicles and congestion of street parking, pedestrian access and degrade the amenity of the neighbourhood.	<p>The proposal is a permissible landuse in the R1 general residential zone.</p> <p>The proposal complies with the minimum parking requirements in DCP 2013 (one off-street parking space per dwelling for dual occupancies).</p> <p>Other similar developments within the area have been assessed as adequately addressing relevant planning controls.</p> <p>Section 4.15(3A) of the Environmental Planning and Assessment Act 1979 provides that:</p> <p><i>If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority—</i></p> <p><i>(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development</i></p> <p>Based on the merits of the proposed development, the site is considered suitable for the proposed development and the proposal adequately complies with relevant planning controls.</p>

(e) The Public Interest

The proposed development satisfies relevant planning controls and will not adversely impact on the wider public interest.

Ecologically Sustainable Development and Precautionary Principle

Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes.

The four principles of ecologically sustainable development are:

- the precautionary principle,
- intergenerational equity,
- conservation of biological diversity and ecological integrity,
- improved valuation, pricing and incentive mechanisms.

The principles of ESD require that a balance needs to be struck between the man-made development and the environmental impacts. Based on the assessment provided in the report and with recommended conditions of consent, it is considered an appropriate balance has been struck.

Climate change

The proposal is not considered to be vulnerable to any risks associated with climate change.

4. DEVELOPMENT CONTRIBUTIONS APPLICABLE

- Development contributions will be required towards augmentation of town water supply and sewerage system head works under Section 64 of the Local Government Act 1993.
- Development contributions will be required in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 towards roads, open space, community cultural services, emergency services and administration buildings.
- A copy of the contributions estimate is included as **Attachment 3**.




5. CONCLUSION AND STATEMENT OF REASON

The application has been assessed in accordance with Section 4.15 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 considered suitable for the proposed development and the proposal adequately addresses relevant planning controls. The development is not considered to be contrary to the public's interest and will not result a significant adverse social, environmental or economic impact. It is recommended that the application be approved, subject to the recommended conditions of consent provided in the attachment section of this report.

Attachments

1.  DA2020 - 320.1 Recommended Conditions
2.  DA2020 - 320.1 Plans
3.  DA2020 - 320.1 Contributions Estimate

**FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF
PROPOSED CONDITIONS - 2011****NOTE: THESE ARE DRAFT ONLY****DA NO: 2020/320****DATE: 12/08/2020****PRESCRIBED CONDITIONS**

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

A – GENERAL MATTERS

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

Plan / Supporting Document	Reference	Prepared by	Date
Plans	RT694	Rob Tate Family Homes	23 April 2020
Statement of Environmental Effects	RT694	Collins W Collins Pty Ltd	April 2020
BASIX Certificate	1096125M	Collins W Collins Pty Ltd	23 April 2020
Bushfire Assessment	-	Krisann Johnson	21 April 2020

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 building or subdivision work shall commence until a Construction Certificate or Subdivision Works Certificate has been issued and the applicant has notified Council of:
- the appointment of a Principal Certifying Authority; and
 - the date on which work will commence.
- Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.
- (3) (A005) This consent allows the strata-subdivision of the units, subject to the submission of an application for a Strata Certificate.
- (4) (A008) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.
- (5) (A009) The development site is to be managed for the entirety of work in the following manner:

1. Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
2. Appropriate dust control measures;
3. Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained. Where work adjoins the public domain, fencing is to be in place so as to prevent public access to the site;
4. Building waste is to be managed via an appropriate receptacle;
5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
6. Building work being limited to the following hours, unless otherwise permitted by Council;
 - Monday to Saturday from 7.00am to 6.00pm
 - No work to be carried out on Sunday or public holidaysThe builder to be responsible to instruct and control his sub-contractors regarding the hours of work.
- (6) (A011) The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.
- (7) (A013) The general terms of approval from the following authorities, as referred to in section 4.50 of the Environmental Planning and Assessment Act 1979, and referenced below, are attached and form part of the consent conditions for this approval.
 - **NSW Rural Fire Service** - The General Terms of Approval, Reference DA20200509001657-Original-1 and dated 11 June 2020, are attached and form part of this consent.
- (8) (A033) The applicant shall provide security to the Council for the payment of the cost of the following:
 - a. making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,
 - b. completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,
 - c. remedying any defects in any such public work that arise within twelve (12) months after the work is completed.

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

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

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

The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security

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

- (9) (A072) The street tree impacted by the driveway shall be removed and reinstated to a position agreed to by Port Macquarie-Hastings Council. The position of the relocated tree shall be clearly shown on the plans accompanying the section 138 application. The relocated tree shall be cared for and maintained for a period of at least 12 months. If relocation is unsuccessful a new tree of the same species and size shall be planted in a suitable location in front of the property.

B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

- (1) (B001) Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval:
- Position and depth of the sewer (including junction)
 - Stormwater drainage termination point
 - Easements
 - Water main
 - Proposed water meter location
- (2) (B006) An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.
- Such works include, but not be limited to:
- Civil works
 - Traffic management
 - Work zone areas
 - Footway and gutter crossing
 - Functional vehicular access
- (3) (B003) Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate detailed design plans for the following works associated with the developments. Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS:
1. Water supply plans shall include hydraulic plans for internal water supply services and associated works in accordance with AS 3500, Plumbing Code of Australia and Port Macquarie-Hastings Council Policies.
- (4) (B010) Payment to Council, prior to the issue of the Construction or Strata Certificate (whichever occurs first) of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning

and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans:

- Port Macquarie-Hastings Administration Building Contributions Plan 2007
- Hastings S94 Administration Levy Contributions Plan
- Port Macquarie-Hastings Open Space Contributions Plan 2018
- Hastings S94 Major Roads Contributions Plan
- Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005
- Port Macquarie-Hastings Section 94 Local Roads Contributions Plan Areas 13, 14 and 15

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

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

- (5) (B011) As part of Notice of Requirements by Port Macquarie-Hastings Council as the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution, prior to the issue of a Construction Certificate or Strata Certificate (whichever occurs first), of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with the provisions of the relevant Section 64 Development Servicing Plan towards the following:
 - augmentation of the town water supply headworks
 - augmentation of the town sewerage system headworks
- (6) (B017) Submission to Council of an application for water main connections and compliance with Council's requirements for the provision of such connections. Payments of costs to provide for these connections and/or extensions are to be made prior to the issue of the Construction Certificate.
- (7) (B024) Submission to Council of an application for water meter hire, which is to be referred to the Water Supply section so that a quotation for the installation can be prepared and paid for prior to the issue of a Construction Certificate. This application is also to include an application for the disconnection of any existing service not required.
- (8) (B037) The finished floor level of the building shall be at least 1050mm above the soffit of Council's sewer main. Details indicating compliance with this are to be submitted to the Principal Certifying Authority with the application for Construction Certificate.
- (9) (B038) Footings and/or concrete slabs of buildings adjacent to sewer lines or stormwater easements are to be designed so that no loads are imposed on the infrastructure. Detailed drawings and specifications prepared by a practising chartered professional civil and/or structural engineer are to be submitted to the Principal Certifying Authority with the application for the Construction Certificate.

- (10) (B071) Prior to the issue of any Construction Certificate, the provision of water and sewer services to the land are to be approved by the relevant Water Authority and relevant payments received.
- (11) (B072) A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications and the requirements of Relevant Australian Standards and make provision for the following:
 - a) All allotments must be provided with a direct point of connection to the public piped drainage system. Kerb outlets are not permitted.
- (12) Council records indicate that the development site is currently serviced by a 100mm water main on the opposite side of Seahorse Rise. Each Strata Title lot requires a separate metered water connection to Council's water main. All design & works shall be in accordance with Council's adopted AUSPEC Specifications.
- (13) (B057) The existing sewer including junction and/or stormwater drainage shall be located on the site and the position and depth indicated on the plans which accompany the application for the Construction Certificate.

C – PRIOR TO ANY WORK COMMENCING ON SITE

- (1) (C004) Prior to works commencing an application being made to the electricity and telecommunications service providers. Services are required to be underground.
- (2) (C015) Tree protection fencing for the relocated street tree, compliant with *AS 4970/2009 Protection of trees* on development sites must be provided. The fencing shall be in place prior to the commencement of any works or soil disturbance and maintained for the entirety of the works.
- (3) (C013) Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.

D – DURING WORK

- (1) (D001) Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed:
 - a. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling; and
 - b. water supplyAll works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.
- (2) (D006) A copy of the current stamped approved construction plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifying Authority or an officer of the Council.

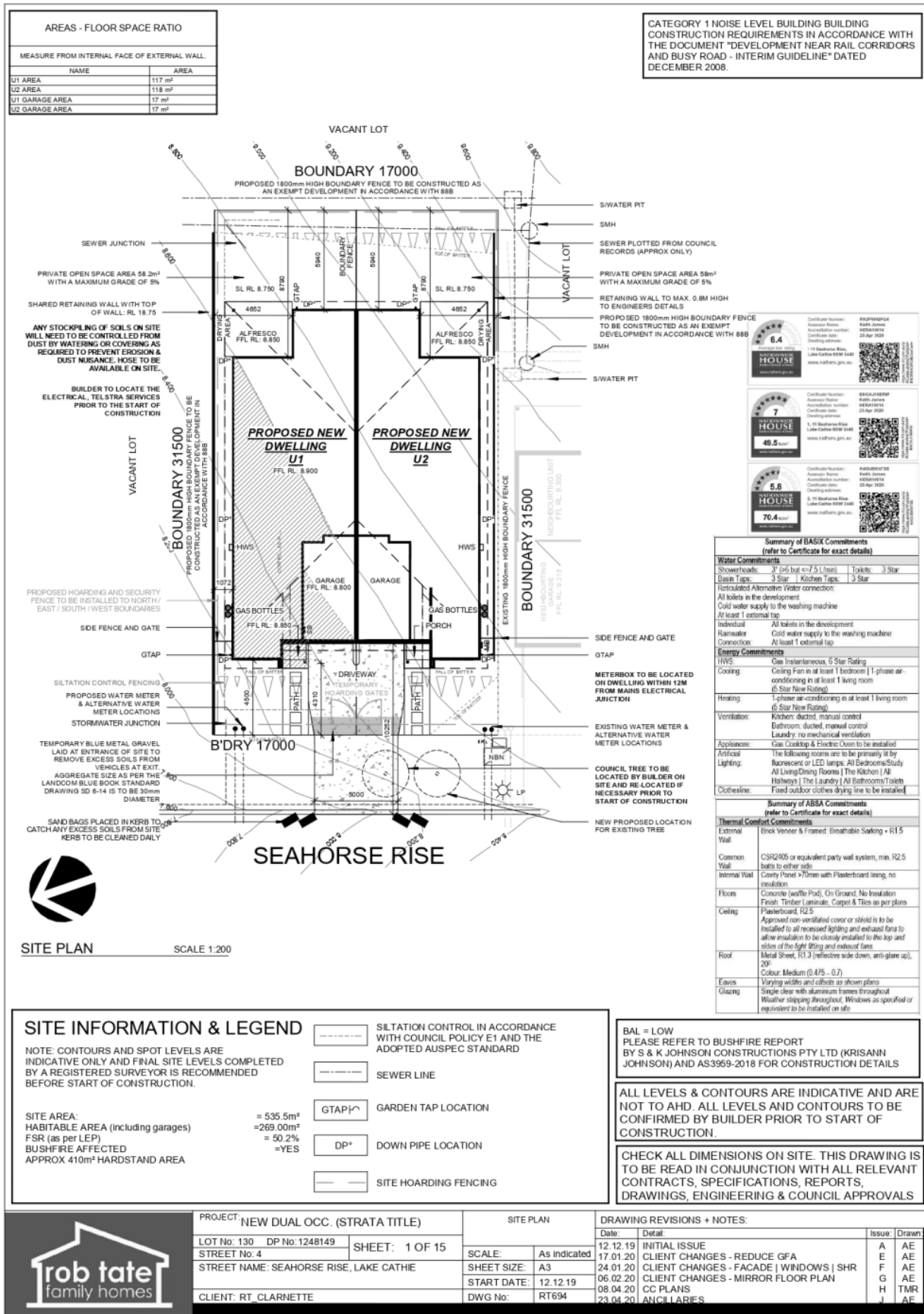
- (3) (D003) The site is in an area known to contain rock that may contain naturally occurring asbestos (NOA). Should potential NOA be located on site notification shall be provided to Council and Workcover prior to works proceeding. No work shall recommence until a NOA management plan has been approved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

E – PRIOR TO OCCUPATION OR THE ISSUE OF OCCUPATION CERTIFICATE / SUBDIVISION CERTIFICATE

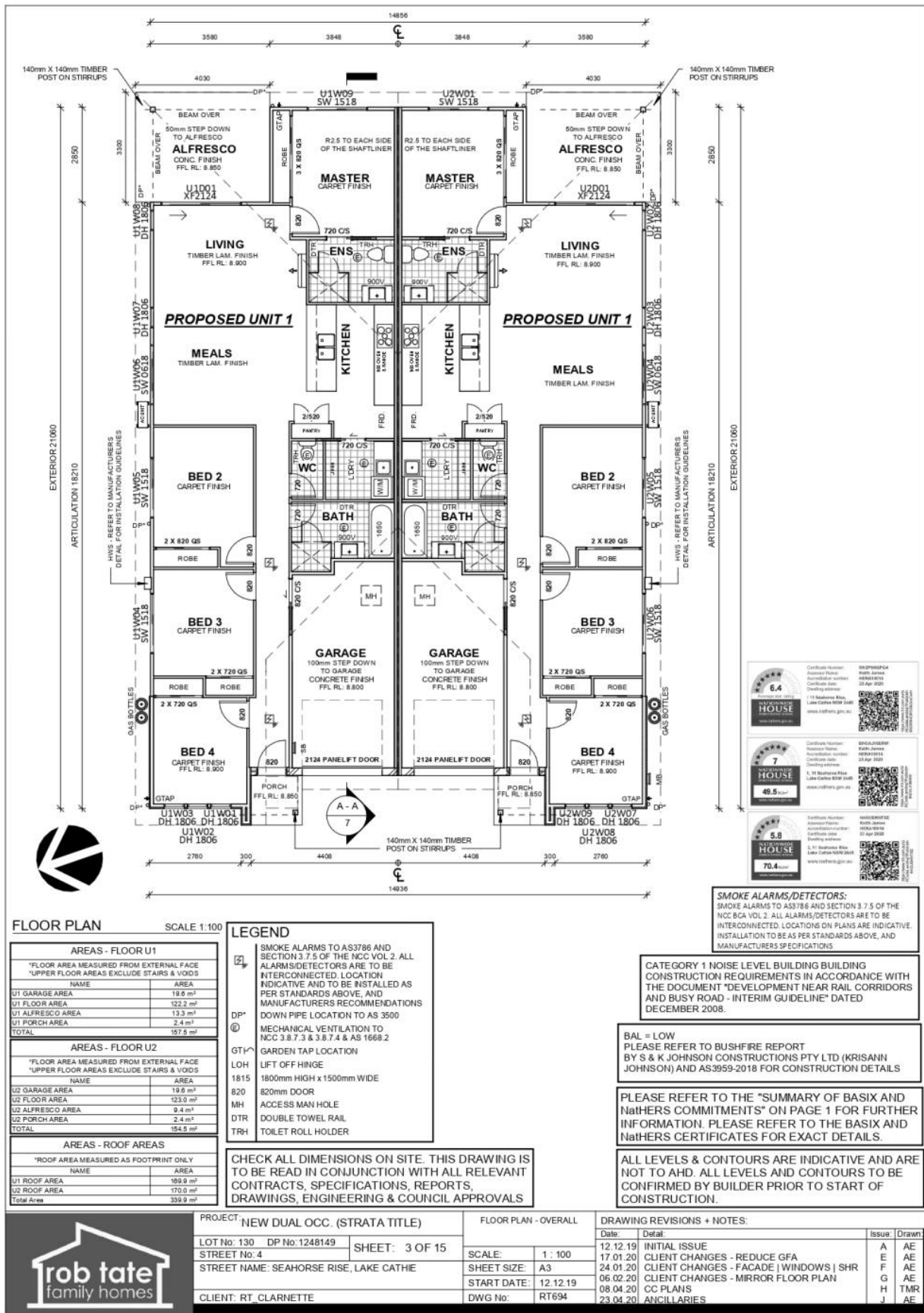
- (1) (E001) The premises shall not be occupied or used in whole or in part until an Occupation Certificate has been issued by the Principal Certifying Authority.
- (2) (E051) Prior to occupation or the issuing of any Occupation Certificate a section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council.
- (3) (E034) Prior to occupation or the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.
- (4) (E053) All works relating to public infrastructure shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to issue of Occupation/Subdivision Certificate or release of the security bond, whichever is to occur first.
- (5) (E058) Written confirmation being provided to the Principal Certifying Authority (PCA) from any properly qualified person (eg the builder), stating that all commitments made as part of the BASIX Certificate have been completed in accordance with the certificate.
- (6) (E061) Landscaped areas being completed prior to occupation or issue of the Occupation Certificate.
- (7) (E056) A Certificate of Compliance under the provisions of Section 307 of the Water Management Act must be obtained prior to the issue of any occupation or strata certificate. The application for the certificate is to include an acceptable Work-As-Executed plan for water and sewer mains and services from a Professional Engineer or Registered Surveyor.
- (9) (E195) The strata certificate shall not be issued until such time that the dwellings associated with this development are substantially commenced (as determined by Council) or where a restriction as to user, prohibits any dwelling on each lot other than the dwelling approved as part of this consent.

F – OCCUPATION OF THE SITE

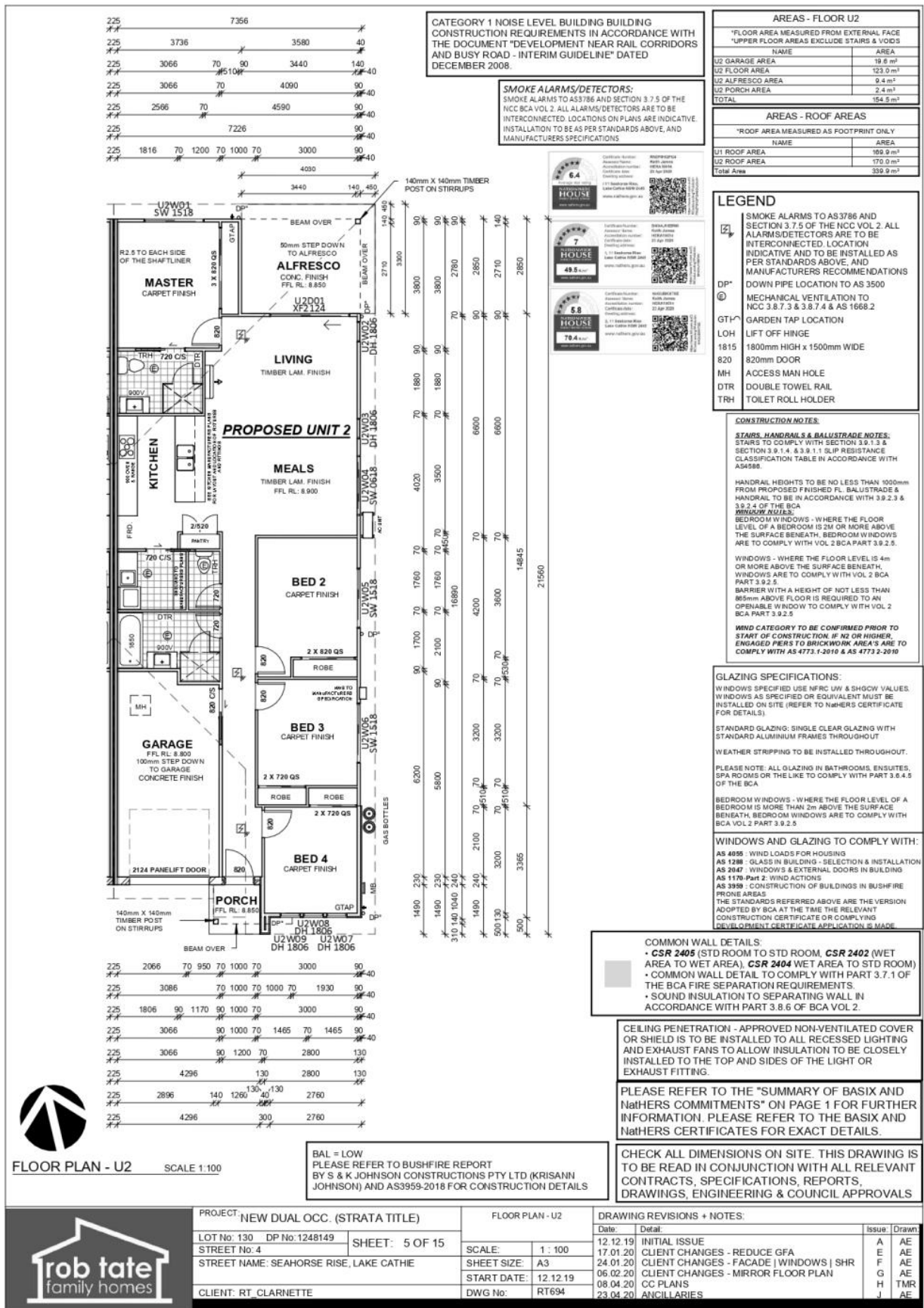
- (1) (F004) The dwellings are approved for permanent residential use and not for short term tourist and visitor accommodation.

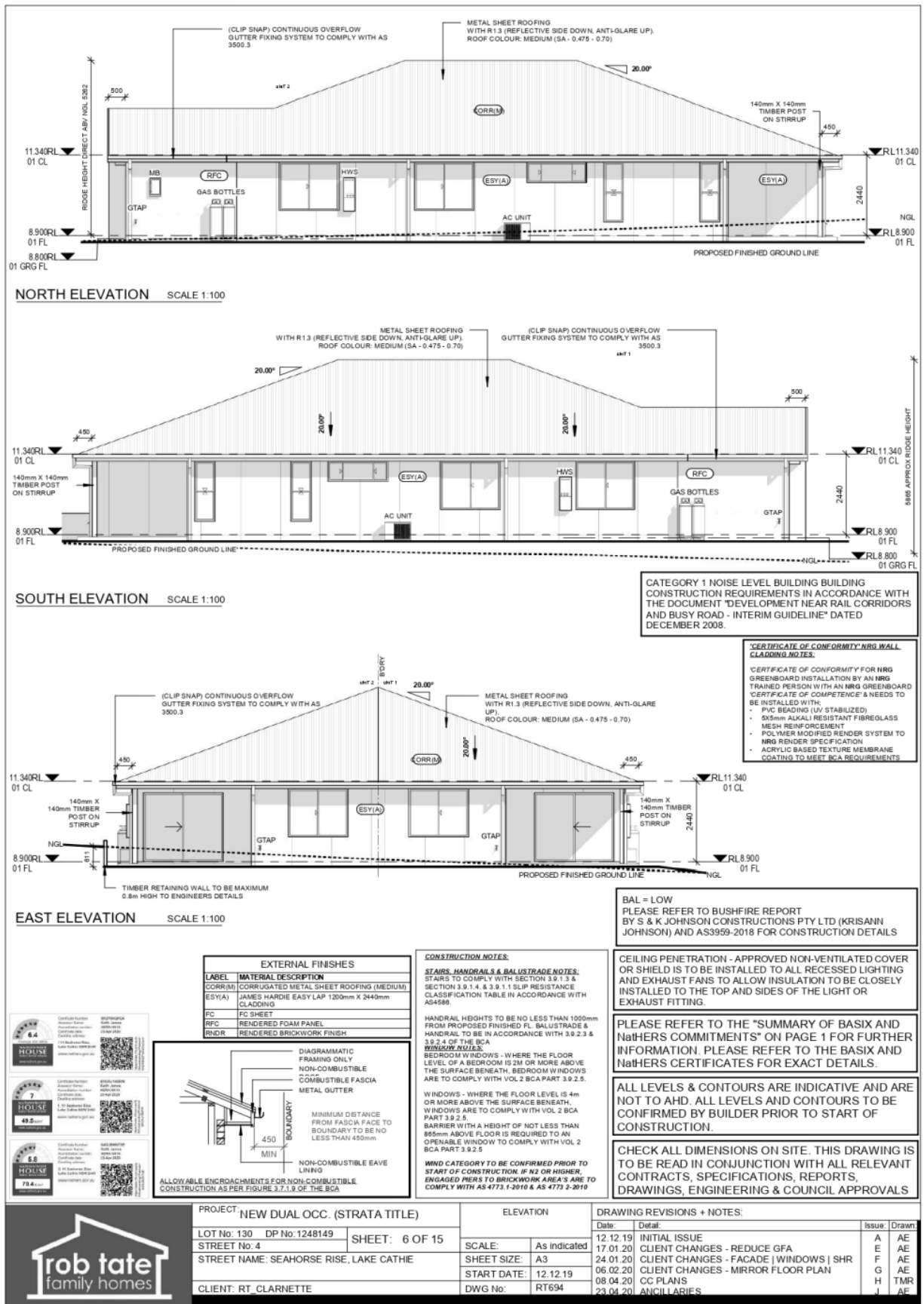


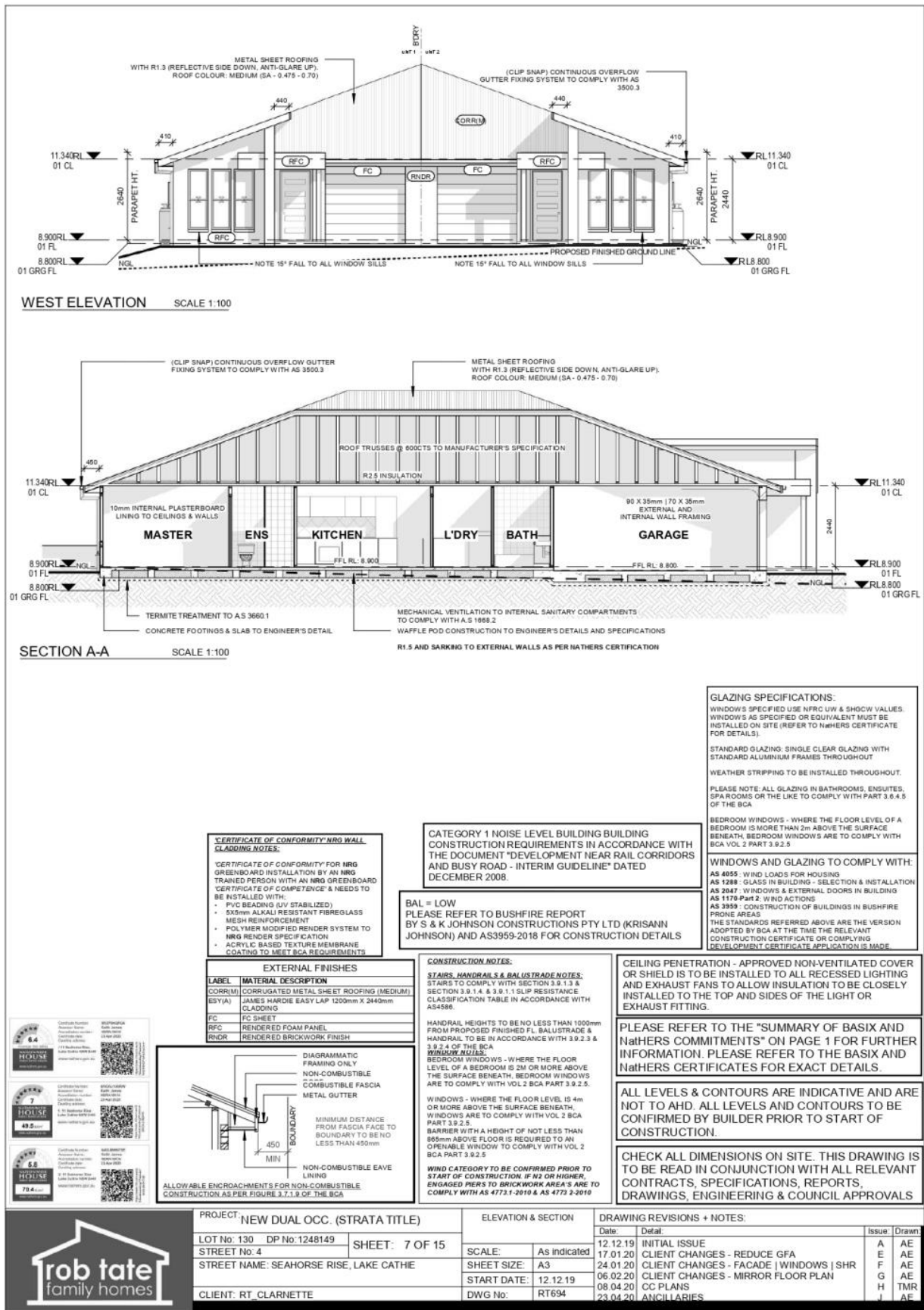












NORTH FACE GLAZING
SCALE 1:200

EAST FACE GLAZING
SCALE 1:200

SOUTH FACE GLAZING
SCALE 1:200

WEST FACE GLAZING
SCALE 1:200

WINDOW GLAZING SCHEDULE U1

WINDOWS SPECIFIED USE NRC UW & SHGW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS). STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT. WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA. BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5.

AS 4055: WIND LOADS FOR HOUSING
AS 1288: GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047: WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170 Part 2: WIND ACTIONS
AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
U1W01	01 FL	BED 4	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U1W02	01 FL	BED 4	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U1W03	01 FL	BED 4	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U1W04	01 FL	BED 3	1470	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U1W05	01 FL	BED 2	1470	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U1W06	01 FL	MEALS	620	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U1W07	01 FL	KITCHEN	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U1W08	01 FL	KITCHEN	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U1W09	01 FL	MASTER	1470	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD

DOOR GLAZING SCHEDULE U1

DOORS SPECIFIED USE NRC UW & SHGW VALUES. DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS). STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT. WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA.

AS 4055: WIND LOADS FOR HOUSING
AS 1288: GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047: WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170 Part 2: WIND ACTIONS
AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
U1D01	01 FL	KITCHEN	2112	2410	SLIDING DOOR	STD ALUMINIUM	SGL - CLEAR - STD

WINDOW GLAZING SCHEDULE U2

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
U2W01	01 FL	MASTER	1470	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U2W02	01 FL	LIVING	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U2W03	01 FL	LIVING	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U2W04	01 FL	MEALS	620	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U2W05	01 FL	BED 2	1470	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U2W06	01 FL	BED 3	1470	1810	SLIDING	STD ALUMINIUM	SGL - CLEAR - STD
U2W07	01 FL	BED 4	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U2W08	01 FL	BED 4	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD
U2W09	01 FL	BED 4	1810	610	DOUBLE HUNG	STD ALUMINIUM	SGL - CLEAR - STD

DOOR GLAZING SCHEDULE U2

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
U2D01	01 FL	ALFRESCO	2112	2410	SLIDING DOOR	STD ALUMINIUM	SGL - CLEAR - STD

CATEGORY 1 NOISE LEVEL BUILDING BUILDING CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH THE DOCUMENT 'DEVELOPMENT NEAR RAIL CORRIDORS AND BUSY ROAD - INTERIM GUIDELINE' DATED DECEMBER 2008.

BAL = LOW
PLEASE REFER TO BUSHFIRE REPORT BY S & K JOHNSON CONSTRUCTIONS PTY LTD (KRISANN JOHNSON) AND AS3959-2018 FOR CONSTRUCTION DETAILS

PLEASE REFER TO THE "SUMMARY OF BASIX AND NATHERS COMMITMENTS" ON PAGE 1 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND NATHERS CERTIFICATES FOR EXACT DETAILS.

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

PROJECT: NEW DUAL OCC. (STRATA TITLE)

LOT No: 130 DP No: 1248149 SHEET: 8 OF 15

STREET NAME: SEAHORSE RISE, LAKE CATHIE

CLIENT: RT CLARNETTE

GLAZING

SCALE: As indicated

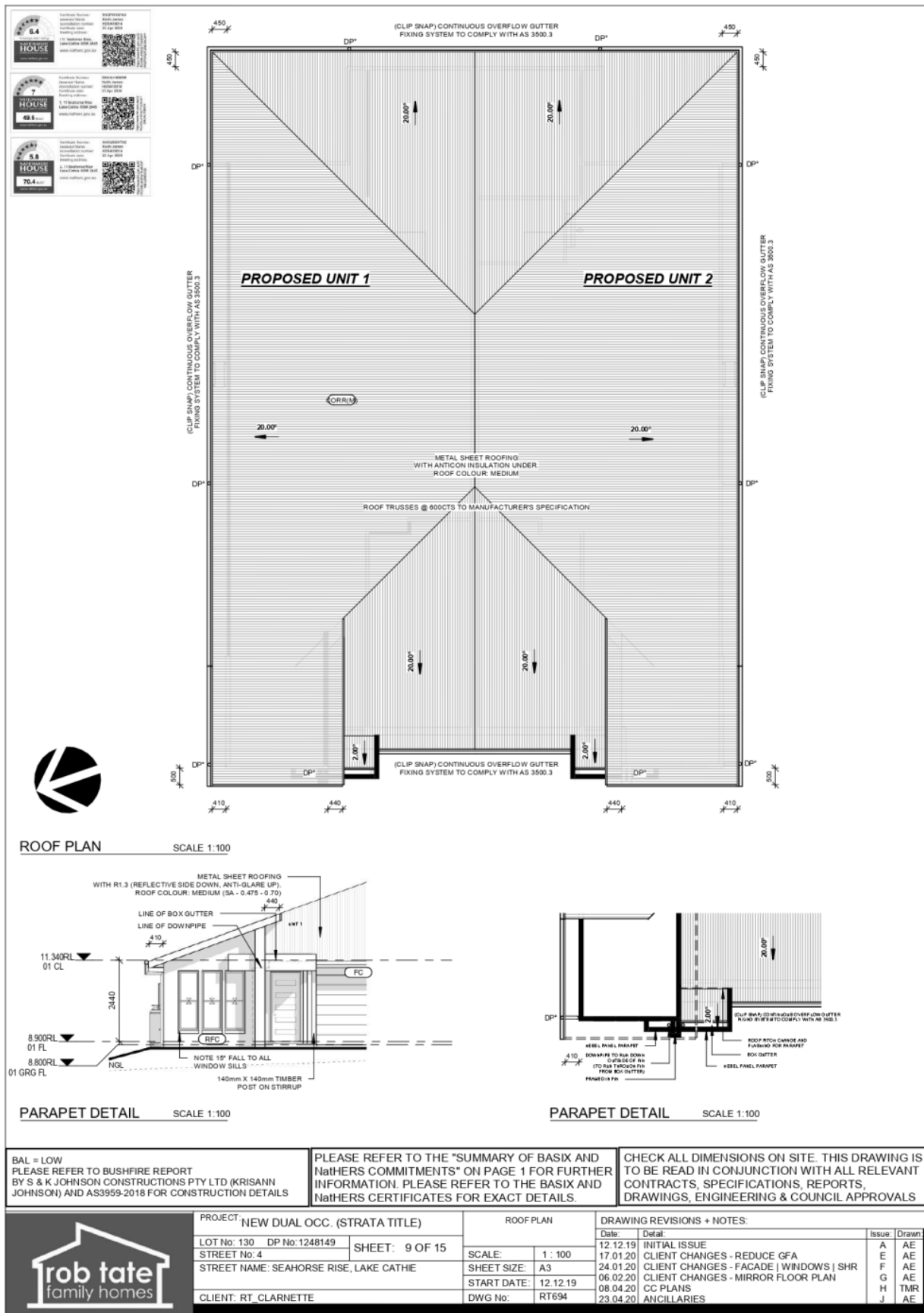
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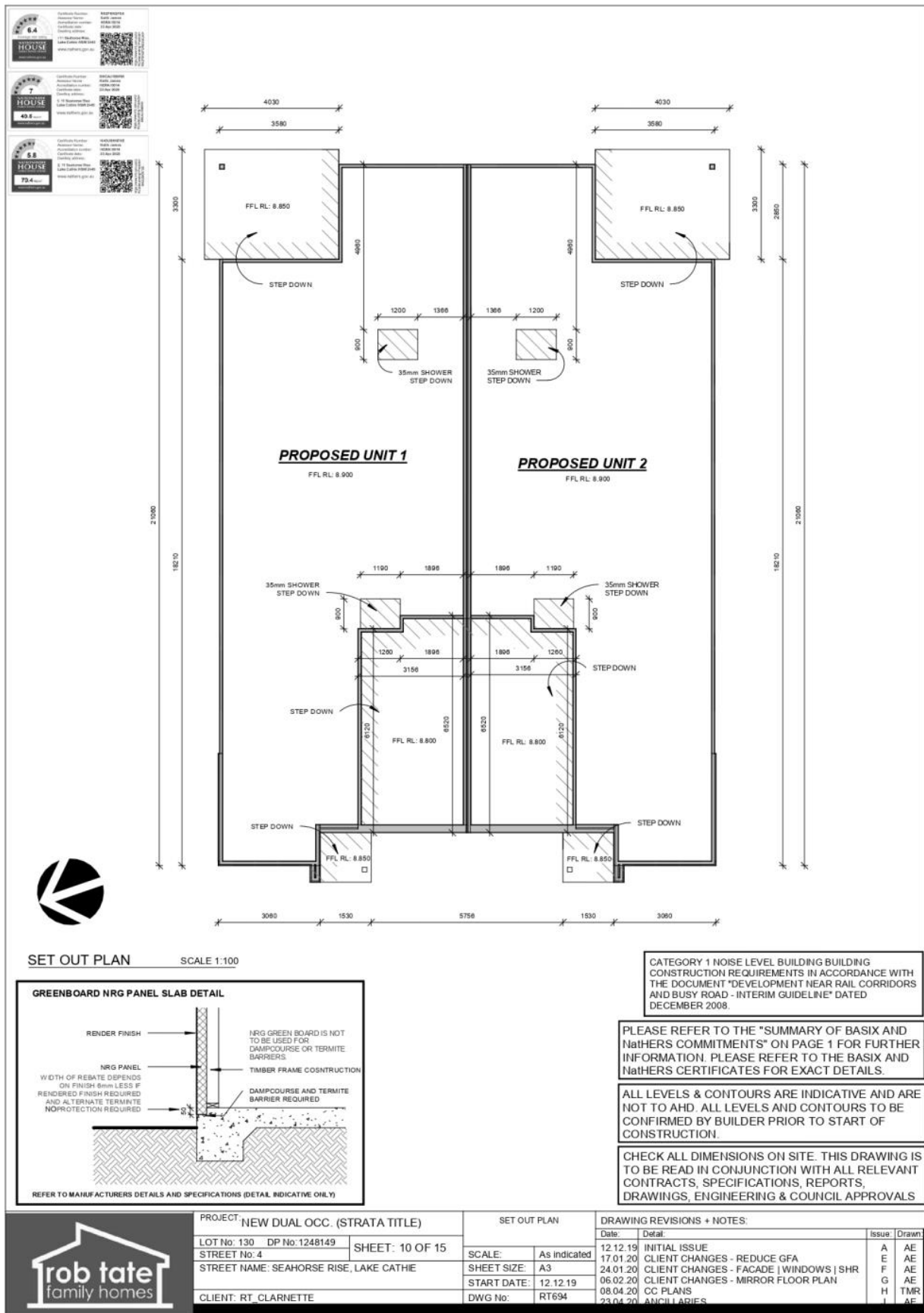
START DATE: 12.12.19

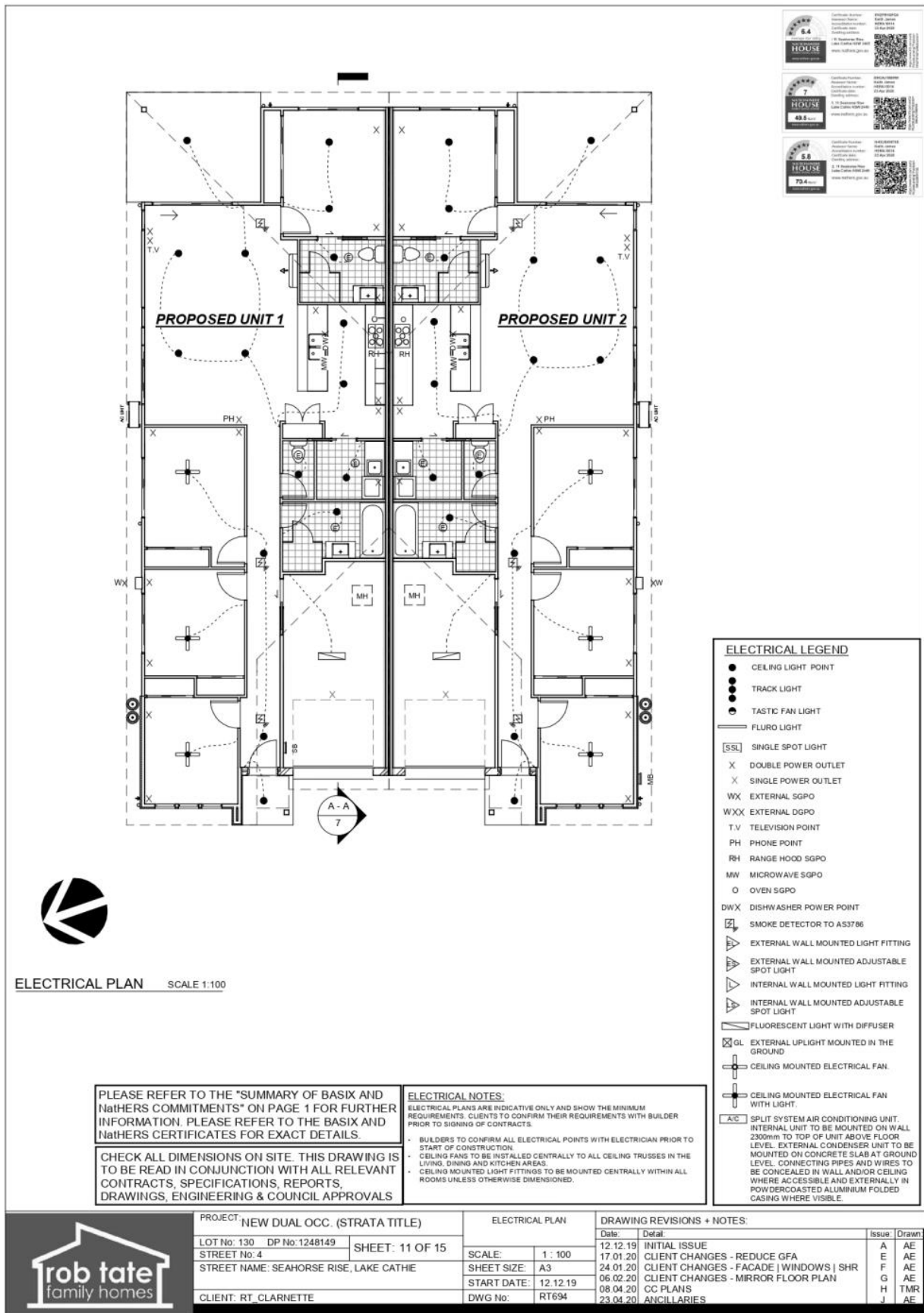
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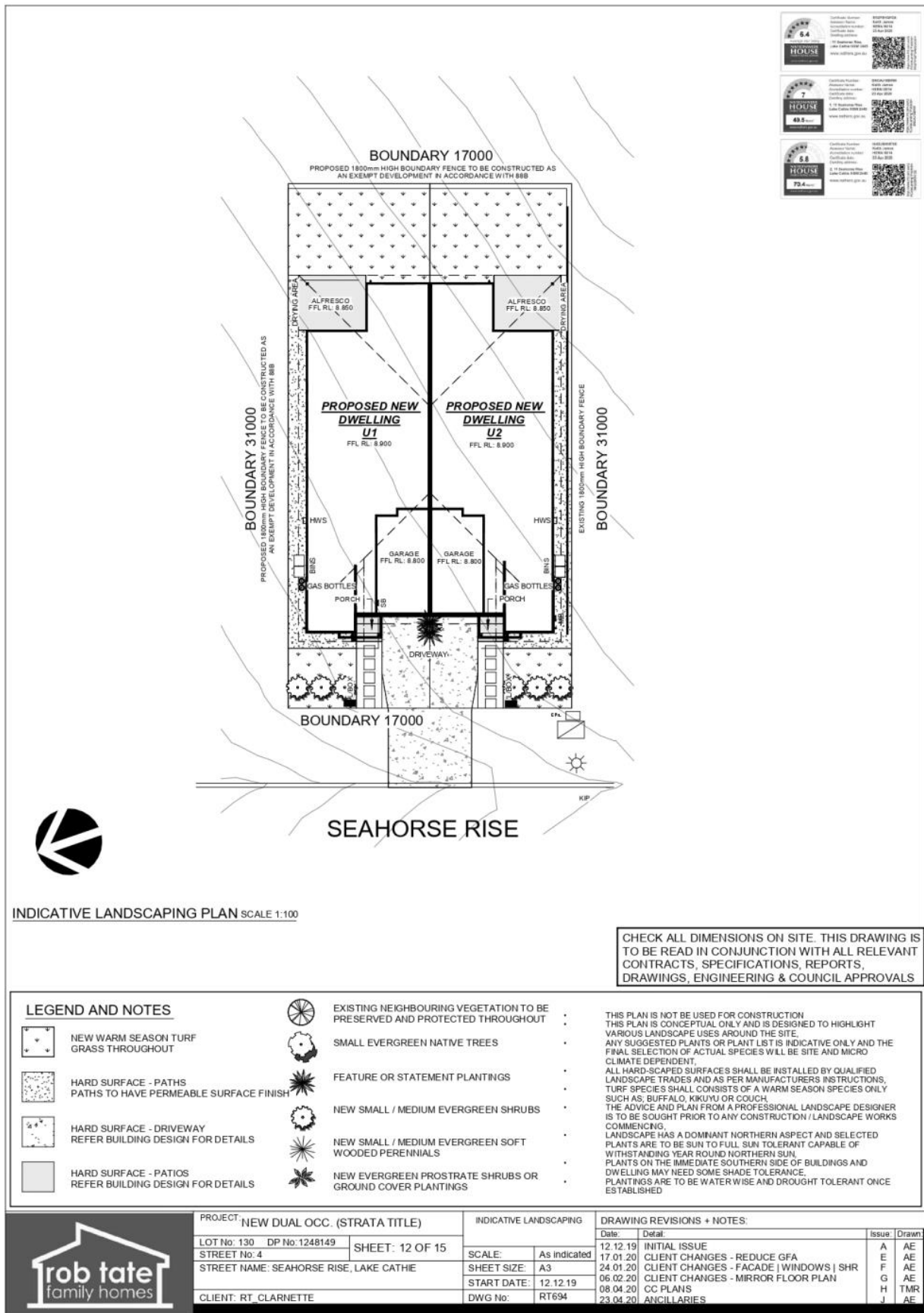
DRAWING REVISIONS + NOTES:

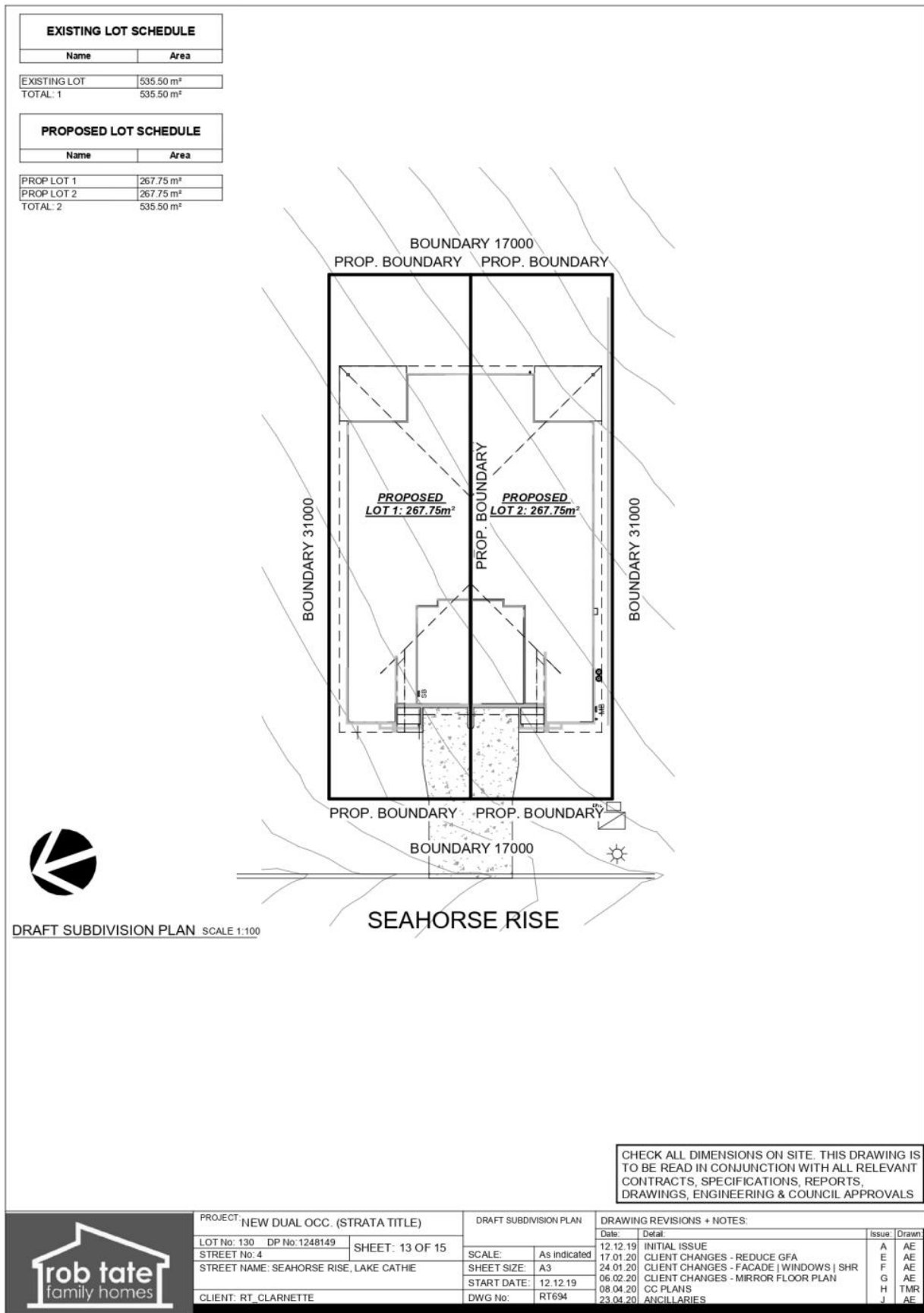
Date	Detail	Issue	Drawn
12.12.19	INITIAL ISSUE	A	AE
17.01.20	CLIENT CHANGES - REDUCE GFA	E	AE
24.01.20	CLIENT CHANGES - FACADE WINDOWS SHR	F	AE
06.02.20	CLIENT CHANGES - MIRROR FLOOR PLAN	G	AE
08.04.20	CC PLANS	H	THR
23.04.20	ANCILLARIES	J	AE











THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.**THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.****BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS**

All works to be completed in accordance with the current version of the National Construction Code Series, including Building Code of Australia (BCA), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

SITE PREPARATION

Earthworks - Earthworks are to be undertaken in accordance with Part 3.1.1 of the BCA.

Drainage - Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or Section 5 of 3500.5, or the Acceptable Construction Practice as detailed in Part 3.1.2 of the BCA.

Termite Risk Management - Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

- a) AS 3600.1, and
- b) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in Part 3.1.3.2 of the BCA, or
- c) The Acceptable Construction Practice as detailed in accordance with Part 3.1.3 of the BCA.

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proof membrane is required to be provided, or the Acceptable Construction Practice detailed in Part 3.2 of the BCA.

Piled footings are to be designed in accordance with AS 2159.

MASONRY

Unreinforced Masonry - to be designed and constructed in accordance with:

- a) AS 3700; or
 - b) AS 4773 Parts 1 and 2
- Reinforced Masonry - to be designed and constructed in accordance with:
- a) AS 3700; or
 - b) AS 4773 parts 1 and 2

Masonry Accessories - to be constructed and installed in accordance with:

- a) AS 3700; or
 - b) AS 4773 Parts 1 and 2
- Weatherproofing of Masonry
- This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.
- This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.
- The weatherproofing of masonry is to be carried out in accordance with:
- a) AS 3700; or
 - b) AS 4773 Part 1 and 2

FRAMING

Structural Software - Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software and Part 3.4.0.2 of the BCA.

Sub-Floor Ventilation - Is to comply with the Acceptable Construction Practice of Part 3.4.1 of the BCA.

Steel Framing - is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.2 of the BCA, or, one of the following manuals:

- a) Steel structures: AS 4100.
 - b) Cold-formed steel structures: AS/NZS 4600.
 - c) Residential and low-rise steel framing: NASH Standard.
- Timber Framing - is to be designed and constructed in accordance with the following, as appropriate:
- a) AS 1684.2.
 - b) AS 1684.4.
- Structural Steel Members - is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.4 of the BCA, or, one of the following manuals:
- a) Steel Structures: AS 4100.
 - b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING

Roof Cladding - is to comply with the Acceptable Construction Practice of Part 3.5.1 of the BCA, or, one of the following:

- a) Roofing tiles: AS 2049 and AS 2050.
- b) Metal roofing: AS 1562.1.
- c) Plastic sheet roofing: AS/NZS 4286 Parts 1, 2, 3 and 5; and AS/NZS 1562.3.
- d) Corrugated fibre-reinforced cement sheet roofing: AS/NZS 1562.2.
- e) Asphalt shingles: ASTM D3918-80.
- f) Plastic membrane and underlay: AS/NZS 4200 Parts 1 and 2.

Outlets and Downpipes - are to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.5.2 of the BCA, or, AS/NZS 3500.3 - Stormwater drainage, or AS/NZS 3500.5 - Domestic installations, Section 5 - Stormwater drainage.

Wall Cladding - is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.5.3.1 of the BCA, or, for metal wall cladding if it is designed and constructed in accordance with AS 1562.1.

GLAZING

Glazing - is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.6.1 of the BCA, or, one of the following manuals as applicable:

- a) AS 2047.
- b) AS 1288.

FIRE SAFETY

Fire Separation - is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.7.1 of the BCA.

Smoke Alarms - is to be designed, connected and located in accordance with the Acceptable Construction Practice of Part 3.7.2 of the BCA.

Heating Appliances - are to be installed in accordance with the Acceptable Construction Practice of Part 3.7.3 of the BCA, or, one of the following manuals:

- a) Domestic solid-fuel burning appliances are installed in accordance with AS/NZS 2918.
- b) Boilers and pressure vessels are installed in accordance with AS/NZS 1200.

BUSHFIRE AREAS

Bushfire Area - This section relates to:

- a) A Class 1 building; or
- b) A Class 10a building or deck associated with a Class 1 building.

If it is constructed in accordance with the following:

- c) AS 3559, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or
- d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service under section 788A of the Environmental Planning and Assessment Act 1979; or
- e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas - to be constructed in accordance with the Acceptable Construction Practice of Part 3.7.5 of the BCA if located in an alpine area, as identified in Figure 3.7.5.2 of the BCA.

HEALTH AND AMENITY

Wet Areas and External Waterproofing - building elements in wet areas within a building must:

- a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
- b) Comply with AS 3740.

Room Heights - are to be constructed in accordance with the Acceptable Construction Practice of Part 3.8.2 of the BCA.

Facilities - are to be constructed in accordance with Acceptable Practice of Part 3.8.3 of the BCA.

Light - is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.4 of the BCA.

Ventilation - is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.5 of the BCA.

Sound Insulation - (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.6 of the BCA.

SAFE MOVEMENT AND ACCESS

Star Construction - is to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.1 of the BCA.

Balustrades and Handrails - is to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.2 of the BCA.

Swimming Pool Access - is to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2008 and AS 1926 Parts 1 and 2.

Swimming Pool Water recirculation Systems - is to be designed and constructed in accordance with AS1926.3.

ADDITIONAL CONSTRUCTION REQUIREMENTS

High Wind Areas - Applies to a region that is subject to design wind speeds more than 113 or C1 (see table 1.1.1 of the BCA). To be constructed in accordance with one or more of the relevant manuals of Part 3.10.1 of the BCA.

Earthquake Areas - relates to areas subject to seismic activity. To be constructed in accordance with the Acceptable Construction Manuals listed in Part 3.11 of the BCA.

Flood Hazard Areas - applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the BCA) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

STRUCTURAL DESIGN MANUALS


Structural Design Manuals - is satisfied by complying with:

- a) 3.11.2, 3.11.3 and 3.11.6 of the BCA; or
- b) the relevant provisions of other Parts of Section 3 of the Housing Provisions of the BCA relating to structural elements; or
- c) any combination thereof.

ENERGY EFFICIENCY

Energy Efficiency - is to comply with the measures contained in the relevant BASIX certificate.

SYSTEM SPECIFICATION			ACOUSTIC OPINION: PKA Predictor V16 Discontinuous Construction		
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90
			CAVITY INFILL (Both Sides) (Refer to Insulation Materials)	$R_{wi} / R_{we} + C_{tr}$	
-60/60 60/60/60* (from both sides) EWFA 45743	CSR 2402	BOTH SIDES • 1 x 6mm CeminiSeal Wallboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 2.5 Minimum Wall Thickness mm	61/48 63/50 64/51 63/50	62/50 64/52 65/53 64/52
	CSR 2404	SIDE ONE • 1 x 10mm Gyprock Superchek Plasterboard. SIDE TWO • 1 x 6mm CeminiSeal Wallboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 2.5 Minimum Wall Thickness mm	62/49 64/51 65/52 64/51	63/51 65/53 66/54 65/53
	CSR 2405	BOTH SIDES • 1 x 10mm Gyprock Superchek Plasterboard.	(a) 75 Gold Batts 2.0 (b) 90 Gold Batts 2.7 (c) 88 Soundscreen 2.5 (d) 110 Acoustigard 2.5 Minimum Wall Thickness mm	62/49 64/51 65/52 64/51	63/51 65/53 66/54 65/53

	PROJECT: NEW DUAL OCC. (STRATA TITLE)	BUILDING SPECIFICATIONS	DRAWING REVISIONS + NOTES:			
	LOT No: 130 DP No: 1248149 SHEET: 14 OF 15	SCALE: 1 : 100	Date:	Detail	Issue:	Drawn:
	STREET No: 4	SHEET SIZE: A3	12.12.19	INITIAL ISSUE	A	AE
	STREET NAME: SEAHORSE RISE, LAKE CATHIE	START DATE: 12.12.19	17.01.20	CLIENT CHANGES - REDUCE GFA	E	AE
	CLIENT: RT CLARNETTE	DWG No: RT694	24.01.20	CLIENT CHANGES - FACADE WINDOWS SHR	F	AE
			06.02.20	CLIENT CHANGES - MIRROR FLOOR PLAN	G	AE
			08.04.20	CC PLANS	H	THR
			23.04.20	ANCILLARIES	J	AE

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Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate. Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or ladders should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, ladders are not appropriate. Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

B) SLIPPERY OR UNEVEN SURFACES**FLOOR FINISHES Specified**

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surface should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Builders, owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS**LOOSE MATERIALS OR SMALL OBJECTS**

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For buildings on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted. Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other vehicles are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES**GENERAL**

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dig Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located on or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specifications.

6. HAZARDOUS SUBSTANCES**ASBESTOS**

For alterations to a building constructed prior to 1990: if this existing building was constructed prior to asbestos 1990 - it therefore may contain asbestos 1990 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Diast or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray paints, primers, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near built-in insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES**EXCAVATION**

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required. Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required. Enclosed spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

Code All electrical work should be carried out in accordance with of Practice Managing Electrical Risks at the Workplace, AS/NZS 4500 and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above apply.

EXCAVATIONS**1. Excavations**

The part of the site to be covered by the proposed building or buildings and an area at least 600mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations or the BCA requirements.

FOUNDATIONS AND FOOTINGS**1. Underfloor Fill**

Underfloor fill shall be in accordance with the BCA.

2. Termite Risk Management

Termite treatment shall be carried out in accordance with the BCA.

3. Vapour Barrier

The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.

4. Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the BCA. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

5. Concrete

Concrete shall not be less than Grade N20 except otherwise approved by the engineer, and in accordance with the BCA.

6. Curing

Concrete slabs shall be cured in accordance with AS 3600.

7. Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to concrete is given by the engineer or the Local Authority.

8. Sub-Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that it will hold pockets of still air.

If required, access will be provided under suspended floors in position where indicated on plan.

EFFLUENT DISPOSAL/DRAINAGE**1. Storm Water Drainage**

Stormwater drainage shall be disposed out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.

TIMBER FRAMING**1. Generally**

All timber framework works, spans, spacing, notching, chinking and fitting to all floor, wall and roof structure shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practice.

2. Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

3. Bracing

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

4. Flooring

Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS 1684.

Installed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

5. Timber Posts

Timber posts for the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanneal or treated metal post supports, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.

6. Metal Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

STEEL FRAMING**1. Generally**

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the BCA.

ROOFING**ROOFING**

All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer's recommendations.

1. Tiled Roofing

The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of slates appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

2. Metal Roofing

The Builder will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be sturdy in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for fastenings, fasteners or downpipes.

3. Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used.

4. Sarking

Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.

5. Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

6. Flashings

Flashings shall comply with, and be installed in accordance with the BCA.

MASONRY**1. Damp Proof Courses**

All damp proof courses shall comply with the BCA and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

2. Cavity Ventilation

Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.

3. Mortar and Joining

Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.

4. Linets

Linets used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The Builder will provide one linet to each wall leaf. The Builder will provide corrosion protection in accordance with the BCA Part 4.4.4 as appropriate for the site environment and location of the linets in the structure.

5. Clearing

The Builder will clean all exposed brickwork with an approved clearing system. Care should be taken not to damage brickwork or joints and other fittings.

CLADDING AND LININGS**1. External Cladding**

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.

2. Internal Wall and Ceilings Linings

The Builder will provide gypsum plasterboards or other selected material to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable corner moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet areas and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

3. Waterproofing

All internal wet area and balconies over internal habitable rooms are to be waterproofed in accordance with the BCA.

JOINERY**1. General**

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

2. Door Frames

Door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

3. Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2885 and AS 2886.

4. Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.

Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.

All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.

5. Stairs, Balustrades and other Barriers

The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.

SERVICES**1. Plumbing**

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.

Fittings, as listed in the Schedule of Works, shall be supplied and installed in accordance with manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

2. Electrical

The Builder will provide all labour and materials necessary for the proper installation of the electricity services as a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

3. Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

4. Smoke Detectors

The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.

5. Thermal Insulation

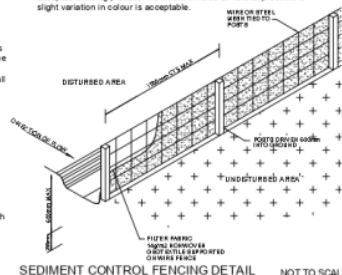
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the BCA or as outlined in the relevant BASIX Certificate.

TILING**1. Materials**

Cement mortar and other adhesives shall comply with AS 3558.1 or tile manufacturer's recommendation.

2. Installation

Installation of tiles shall be in accordance with AS 3558.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.



rob tate
family homes

PROJECT: NEW DUAL OCC. (STRATA TITLE)
LOT NO: 130 DP NO: 1248149 SHEET: 15 OF 15
STREET NO: 4
STREET NAME: SEAHORSE RISE, LAKE CATHIE
CLIENT: RT CLARNETTE

WORK SAFETY NOTES**SCALE: As indicated****SHEET SIZE: A3****START DATE: 12.12.19****DWG NO: RT694****DRAWING REVISIONS + NOTES:**

Date	Detail	Issue	Drawn
12.12.19	INITIAL ISSUE	A	AE
17.01.20	CLIENT CHANGES - REDUCE GFA	E	AE
24.01.20	CLIENT CHANGES - FACADE / WINDOWS / SHR	F	AE
06.02.20	CLIENT CHANGES - MIRROR FLOOR PLAN	G	AE
08.04.20	CC PLANS	H	THUR
23.04.20	ANCILLARIES	J	AE

Developer Charges - Estimate

Applicants Name: Phil Clarnette Property
 Property Address: 4 Seahorse Rise Lake Cathie
 Lot & Dp: Lot(s):130,DP(s):1248149
 Development: Dual Occupancy and Torrens Title Subdivision (2 x 4 bedroom dwellings)



Water and Sewerage Headworks Levies are levied under S64 of the LGA Act & S306 of the Water Management Act 2000.
 Other contributions are levied under Section 7.11 of the Environmental Planning and Assessment Act and Council's Contribution Plans.

Levy Area	Units	Cost	Estimate
1 Water Supply	0.6	\$10,085.00 Per ET	\$6,051.00
2 Sewerage Scheme Lake Cathie/Bonny Hills	1	\$3,826.00 Per ET	\$3,826.00
3 Since 13.6.14 - Local Roads - Lake Cathie/Bonny Hills - Area 14	1	\$13,114.00 Per ET	\$13,114.00
4 Since 31.1.18 - Open Space - Lake Cathie/Bonny Hills - Per ET	1	\$6,669.00 Per ET	\$6,669.00
5 Commenced 3 April 2006 - Com, Cul and Em Services CP - Lake Cathie / Bonny Hills	1	\$5,207.00 Per ET	\$5,207.00
6 Com 1.3.07 - Administration Building - All areas	1	\$900.00 Per ET	\$900.00
7 Commenced 3 April 2006 - Com, Cul and Em Services CP - Bushfire	1	\$499.00 Per ET	\$499.00
8 N/A			
9 N/A			
10 N/A			
11 N/A			
12 N/A			
13 N/A			
14 N/A			
15 Admin General Levy - Applicable to Consents approved after 11/2/03	2.2% S94 Contribution		\$580.50
16			
17			
18			
Total Amount of Estimate (Not for Payment Purposes)			\$36,846.50

NOTES: These contribution rates apply to new development and should be used as a guide only.
 Contributions will be determined in conjunction with a Development Application (DA) or Complying Development Application (CDA).
 DAs will be subject to the contributions plans in force at the time of issue of the Consent and for CDCs at time of lodgement.
 Contribution Rates are adjusted quarterly in line with the CPI.

DATE OF ESTIMATE: 17-Aug-2020

Estimate Prepared By Steven Ford

This is an ESTIMATE ONLY - NOT for Payment Purposes

Clarnette Property, 4 Seahorse Rise Lake Cathie, 17-Aug-2020.xls

PORT MACQUARIE-HASTINGS COUNCIL

Item: 06**Subject: DA2020 - 447.1 ANCILLARY DEVELOPMENT - FRONT AND SIDE
FENCING AT LOT 1 DP 261189, NO 43 THE SUMMIT ROAD, PORT
MACQUARIE****Report Author: Development Assessment Planning Coordinator, Patrick
Galbraith-Robertson**

Applicant: M & M Edwards
Owner: M & M Edwards
Estimated Cost: \$4,700
Parcel no: 23908

Alignment with Delivery Program

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

RECOMMENDATION

That DA2020 - 447 for an Ancillary Development - Front and Side Fencing at Lot 1, DP 261189, No. 43 The Summit Road, Port Macquarie, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a Development Application for an ancillary development - front and side fencing at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition of the application, one (1) submission was received.

The design of the front and side fencing has been amended during the assessment of the application which includes the following:

- Reduction in the side fence height from 2.4m to approximately 1.95m (northern end adjacent the dwelling, estimated allowance for existing slope of land) and 1.8m (new south-eastern brick pillar).
- Amended side fence styling, including approximately 600mm high brick infill between existing brick posts with slats above to match the front fencing. This is detailed in the 3D images attached.
- Removal of the 1.8m high blade wall to the south-eastern corner.
- Maximum height of 2.5m to covered entry (ancillary landscaping structure). The 3D renders attached include the dwelling behind to provide context to the height of this feature.
- Removal of the reference to 'rendering'. It is proposed to match the existing bricks.

The site is considered suitable for the proposed development and the proposal adequately addresses relevant planning controls, including justified variations to typical standards. The development is not considered to be contrary to the public's interest and will not result a significant adverse social, environmental or economic impact.

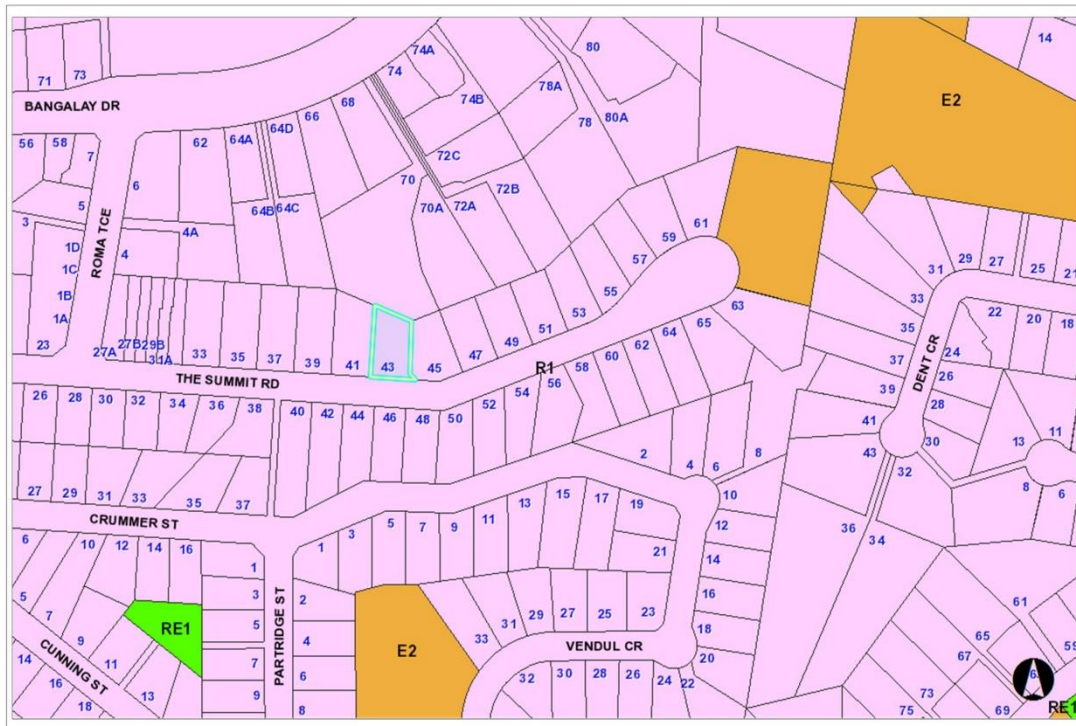
This report recommends that the development application be approved subject to the attached conditions (**Attachment 1**).

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 708.4m².

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 locality is shown in the following aerial photograph:



2. DESCRIPTION OF DEVELOPMENT

Key aspects of the proposal include the following:

- Front and side fencing including small covered entry feature.

Refer to **Attachment 2** at the end of this report for plans of the proposed development.

The photo taken below shows the existing fence looking north-west from the Summit Road street frontage:



Application Chronology

- 11 June 2020 - DA lodged with Council.
- 16 to 29 June 2020 - Neighbour notification of proposal.
- 23 July 2020 - Assessing officer carried out site inspection and had on-site meeting with Applicant to inspect proposal and discuss assessment issues. Redacted copy of submission received provided to Applicant for consideration.
- 24 July 2020 - Further assessment advice provided to Applicant.
- 28 July 2020 - Additional information and amended plans received from Applicant
- 30 July 2020 - Amended plans sent to submitter/neighbour for consideration.
- 7 August 2020 - Feedback from submitter/neighbour with suggestions to further amend plans.
- 10 August 2020 - Feedback from submitter/neighbour forwarded to Applicant for consideration.
- 12 August 2020 - Additional information and amended plans received from Applicant

3. STATUTORY ASSESSMENT**Section 4.15(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 (Koala Habitat Protection) 2019

Clause 5 - This SEPP applies to the Port Macquarie-Hastings Local Government Area.

Clause 10 - The site is identified on the Koala Development Application Map (shown below) however the land has an area less than 1 hectare including adjoining land in the same ownership. The SEPP does not prevent the granting of consent on the land being less than 1 hectare in area. The application has also demonstrated that no habitat will be removed or modified therefore no further investigations are required.

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

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

State Environmental Planning Policy (Coastal Management) 2018

The site is located within a proximity area to mapped littoral rainforest to the south of the site.

Clause 7 - This SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

Having regard to clauses 11 of this SEPP, the proposed development is not considered likely to result in any of the following:

- (a) identifiable adverse impacts on the biophysical, hydrological and ecological integrity of the nearby littoral rainforest; and
- (b) identifiable impacts to water flows to the nearby littoral rainforest.

Clause 15 - The proposal is not likely to cause increased risk of coastal hazards on that land or other land.

The bulk, scale and size of the proposed development is sufficiently compatible with the surrounding coastal and built environment. The site is located within an area zoned for residential purposes.

Port Macquarie-Hastings Local Environmental Plan 2011

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

- Clause 2.2 - The subject site is zoned R1 General Residential.

- Clause 2.3(1) and the R1 zone landuse table, the front and side fence is an ancillary development to an existing dwelling-house which 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.*
- Clause 2.3(2) - The proposal is consistent with the zone objectives as it is a permissible landuse ancillary to the existing dwelling and is compatible with the established residential locality.
- Clause 4.3 - The maximum overall height of the fence above ground level (existing) is less than the existing dwelling building height and the 8.5m standard height limit of 8.5m applying to the site.
- Clause 5.10 - Heritage. The site does not contain or adjoin any known heritage items or sites of significance.

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

No draft instruments apply to the site.

(iii) Any Development Control Plan in force

Port Macquarie-Hastings Development Control Plan 2013 (as in force at the time)

DCP 2013: Dwellings, Dual occupancies, Dwelling houses, Multi dwelling houses & Ancillary development			
	Requirements	Proposed	Complies
3.2.2.6	35m ² min. private open space area including a useable 4x4m min. area which has 5% max. grade	The dwelling retains greater than 35m ² open space in one area which is primarily in the rear northern yard - deck areas and swimming pool.	Yes
3.2.2.7	Front fences: <ul style="list-style-type: none"> • If solid 1.2m max height and front setback 1.0m with landscaping • 3x3m min. splay for corner sites • Fences >1.2m to be 1.8m max. height above existing front property boundary level for 50% or 6.0m max. length of street frontage with 25% openings <u>or</u> landscaped recesses having minimum dimensions of 1.8m long 	1. <ul style="list-style-type: none"> • The amended plans indicate that the new south-eastern pillar, altered sections of new wall as part of fence alterations and the infill replacement slats will not exceed the 1.8m standard maximum height limit (above existing front property boundary level). The northern most existing pillar is stated to have an estimated height of 1.95m. • Due to the slope of the land the western-most part 	Yes and No*(variation only relates to the landscape recess standard and entry feature)

DCP 2013: Dwellings, Dual occupancies, Dwelling houses, Multi dwelling houses & Ancillary development

	Requirements	Proposed	Complies
	x 900mm deep. <ul style="list-style-type: none"> • which occupy no less than 50% of the total length of the fence • 0.9x0.9m splays adjoining driveway entrances 	of the existing fence to be altered includes existing pillars which are considered likely to slightly exceed 1.8m, (above existing front property boundary level). <ul style="list-style-type: none"> • The new slats to be installed are considered to be within the 1.8m standard height (above existing front property boundary level) and achieve the 25% openings transparency standard requirement. • The extension of the existing fence in the south-eastern section and associated new additional south-eastern fence pillar and infill slats will be setback approximately 720mm from the front edge of the existing brick garden bed. This does not achieve the standard 900mm landscaped recess requirement. • The amended plans include a small covered entry feature and shall have a maximum height of 2.5m. 	
3.2.2.8	Fences along the primary road frontage should be complementary to the existing streetscape and not be constructed of chain wire, solid timber/masonry/steel.	The nature of the fencing is to not be constructed entirely of solid masonry construction.	Yes

DCP 2013: General Provisions

	Requirements	Proposed	Complies
2.7.2.2	Design addresses generic principles of Crime Prevention Through Environmental Design guideline	No concealment or entrapment areas proposed. Adequate casual surveillance remains available particularly noting	Yes

DCP 2013: General Provisions			
	Requirements	Proposed	Complies
		the dwelling behind the fence is elevated and 2 storey.	
2.3.3.1	Cut and fill 1.0m max. 1m outside the perimeter of the external building walls	No cut or fill proposed.	N/A
2.3.3.2	1m max. height retaining walls along road frontage	None proposed	N/A
	Any retaining wall >1.0 in height to be certified by structure engineer	No retaining wall proposed.	N/A
	Combination of retaining wall and front fence height max 1.8m, max length 6.0m or 30% of frontage, fence component 25% transparent, and splay at corners and adjacent to driveway	No retaining wall front fence combination proposed.	N/A
2.3.3.8	Removal of hollow bearing trees	No trees proposed to be removed	N/A
2.6.3.1	Tree removal (3m or higher with 100mm diameter trunk at 1m above ground level and 3m from external wall of existing dwelling)	No trees proposed to be removed	N/A

The proposal seeks to vary Development Provision relating to front fence not providing the standard 900mm landscape recess setback with a distance of 720mm to the proposed extension of the existing fence in the south-eastern section (and associated new additional pillar). The new 2.5m to covered entry (ancillary landscaping structure) technically exceeds the 2.1m height standard for exempt development as a landscaping structure and is a variation to the fencing and ancillary development standards available in the DCP.

The relevant objectives are:

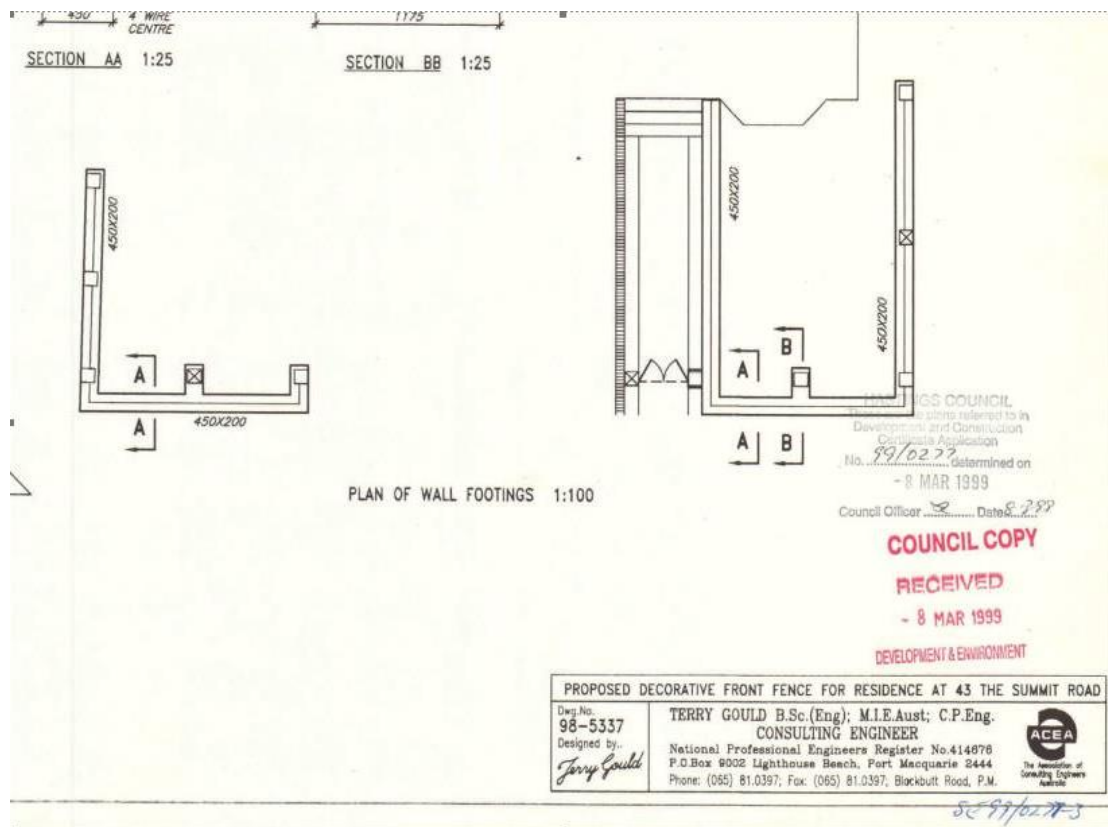
- *To define the edge between public and private land and to provide privacy and security.*
 - *To ensure the adequate sight lines are provided for vehicles leaving the site.*
 - *To ensure front fencing does not impact on the public domain.*
 - *To encourage surveillance of the street and other public places.*
- 2.

Having regard for the development provisions and relevant objectives, the variation is considered acceptable for the following reasons:

- The proposal matches the existing brick pillars. Setting the new additional brick pillar and section of fence further back 180mm would be unnecessary and alter the aesthetics (note that the front of the existing pillars are 720mm from the front edge of the existing brick garden bed).

- The majority of the alignment of the front fence is setback off the front boundary which would typically be permitted for limited lengths of up to 6.0m or 50% of the street frontage.
- Given the proposal now proposes alterations to an existing fence and its setback from the front boundary with landscaping and compliant openings, the fence is considered to be unlikely to result in any adverse impacts to the existing streetscape/public domain.
- Adequate casual surveillance remains available particularly noting the existing dwelling behind the fence is elevated and 2 storey.
- The proposed small covered entry feature has been amended and shall have a maximum height of 2.5m. This is considered consistent with a typical floor to ceiling height and is considered acceptable as a minor ancillary landscaping structure. No overshadowing or identifiable view concerns have been raised or are considered likely to occur. The entry feature is limited in size, structure and has translucent roof sheeting. The entry feature will define the primary pedestrian entrance to the dwelling.
- Whilst different prescribed criteria apply, garden arches are permitted as exempt development as a landscaping structure. These type of roof structures are considered acceptable in the streetscape where designed appropriately.

The Applicant has also provided the following additional information which identifies that the existing brick pillars along the front boundary were present when the current landowners purchased the property. These pillars, along with the existing raised garden bed, were also constructed in accordance with DA1999 - 0277 as detailed in the excerpt of the approved plan below. This application seeks to infill between these existing brick pillars with the exception of the single new pillar in the south-eastern corner. Refer to below extract of plan at the time:



The following photo also details the existing brick pillars (to now remain) and the brick edging between them which is proposed to be raised as a part of this application. The slats will be placed in a similar position to the existing iron panels.



Based on the above assessment, the variations proposed to the provisions of the DCP are considered acceptable and the relevant objectives have been satisfied. Cumulatively, the variations do not amount to an adverse impact or a significance that would justify refusal of the application.

(iia) Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

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

(iv) Any matters prescribed by the Regulations

N/A

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

Context and Setting

The proposal will not have any significant adverse impacts on existing adjoining properties or the public domain streetscape of The Summit Road.

The proposal is considered to be sufficiently compatible with other residential development in the locality and adequately addresses planning controls, including justified variations, for the area.

The proposal does not have any identifiable significant adverse impacts upon existing view sharing.

The proposal does not have significant adverse lighting impacts.

There are no identifiable significant adverse privacy impacts.

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

Sewer Connection

The western-most section of the existing front fence to be altered is partly over an existing sewer main which traverses the site under the existing dwelling. The amended plan details show that no structural changes are proposed to this section of fence including the section of wall in close proximity to manhole ID LB20P146MH. Only new horizontal slats are proposed between the existing pillars.

Heritage

This site does not contain or adjoin any known heritage item or site of significance. The site is considered to be disturbed land.

Other land resources

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

Water cycle

The proposed development will not have any significant adverse impacts on water resources and the water cycle.

Soils

The proposed development will not have any adverse impacts on soils in terms of quality, erosion, stability and/or productivity.

Air and microclimate

The construction of the proposed development will not result in any significant adverse impacts on the existing air quality or result in any pollution. Standard precautionary site management condition recommended.

Flora and fauna

Construction of the proposed development will not require any removal/clearing of any native vegetation and therefore does not trigger the biodiversity offsets scheme. Part 7 of the Biodiversity Conservation Act 2016 is considered to be satisfied.

Waste

No adverse impacts anticipated. Standard precautionary site management condition recommended.

Energy

No adverse impacts anticipated.

Noise and vibration

The construction of the proposed development will not result in any significant adverse impacts on the existing air quality or result in any pollution. Standard precautionary site management condition recommended.

Bushfire

The site is not identified as being bushfire prone.

Safety, security and crime prevention

The proposed development will be unlikely to create any concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area. Adequate casual surveillance remains available particularly noting the dwelling behind the fence is elevated and 2 storey.

Social impacts in the locality

Given the nature of the proposed development and its location the proposal is not considered to have any significant adverse social impacts.

Economic impact in the locality

The proposal is not considered to have any significant adverse economic impacts on the locality. A likely positive impact is that the development will maintain employment in the construction industry, which will lead to flow impacts such as expenditure in the area.

Site design and internal design

The proposed development design satisfactorily responds to the site attributes and will fit into the locality.

Construction

Construction impacts are considered capable of being managed, standard construction and site management conditions have been recommended.

Cumulative impacts

The proposed development is not considered to have any significant 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 from a neighbour following public exhibition of the application. Copies of the written submissions have been provided separately to members of the DAP.

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

Submission Issue/Summary	Planning Comment/Response
Side fence can go further back past the building line however the distance must be established	Side fence has been amended to now be proposed to extend to the existing brick pillar which aligns with the south-eastern corner of

Submission Issue/Summary	Planning Comment/Response
and agreed to.	the existing dwelling.
Prepared to accept a maximum wall height of 1.8 metres only if all conditions and suggestions are met.	<p>The proposed side fence has been amended to have a maximum height of 1.8m in the south-eastern corner. However, it is proposed to have a level fence to ensure a consistent design and slat pattern. Due to the change in grades it is therefore expected that the fence may exceed 1.8m in the northern most pillar adjacent the dwelling. This is reflected on the amended plan set.</p> <p>Estimated maximum height of 1.95m.</p>
Engage a third party registered surveyor to conduct a survey of the front and east side boundaries and those boundaries are to be clearly identified with boundary marker posts.	<p>The Applicant has reviewed this request and advised that they consider it unnecessary to undertake a survey.</p> <p>The existing brick pillars were granted under DA1999 - 0207 and are sought to be utilised as a part of the proposal. It is also noted a current boundary survey and pegs are in place identifying the existing splay shown earlier in this report. The existing side boundary fence is assumed to be constructed on No.43 the Summit.</p> <p>The Construction Certificate process will be required to determine whether additional survey information is required.</p>
Surveyor to confirm the setback of all existing brick pillars in relation to the front boundary.	The Applicant has reviewed this request and advised that they consider the request to engage a surveyor to be excessive for the front fence as amended. The proposed new pillar in the south-eastern-most corner is sought to have a maximum height above existing ground level of 1.8m as detailed in the amended plans.
Surveyor to confirm the RL of the existing brick pillars.	
New pillar to comply with the setback requirements of being 900mm from the front boundary in accordance with PMH DCP 2013.	<p>The Applicant has reviewed this request and advised that it is proposed to match the existing and DA approved brick pillars. The Applicant considers that setting the brick pillar back 180mm would alter the aesthetics (note that the front of the existing pillars are 720mm from the front edge of the existing brick garden bed).</p> <p>This response is considered acceptable and the variation to the standard planter bed given the circumstances is considered reasonable. Refer to additional comments earlier in this report.</p>
The RL of the new pillar is not to exceed the RL of the existing brick pillar.	The proposal seeks consent for a maximum height of 1.8m from existing ground level. The need for a RL survey is considered

Submission Issue/Summary	Planning Comment/Response
	excessive for a front fence.
No structure to be built to the eastern side of current south-eastern brick pillar. This includes raised garden beds.	The 1.8m high blade wall to the south-east of the south-eastern pillar has been removed with the amended proposal. However, the Applicant seeks to continue the raised garden bed within the south-eastern corner to ensure that this area continues to appear as part of the subject site.
The spacing of the new pillar to that of the existing pillars east of the existing driveway on the front boundary is to be consistent.	The location of the south-eastern most pillar is more clearly shown on the amended plans and is to be located so as to be wholly within the subject site.
The dimensions of new brick pillar are to be consistent with that of the existing brick pillars.	The location of the south-eastern most pillar is more clearly shown on the amended plans and is to be located so as to be wholly within the subject site.
Engage a qualified engineer to prepare a footing design suitable for a 1.8 metre high solid brick wall compliant with an N3 wind loading.	The design has been amended to have an approximately 600mm high brick infill with slats above. As a result, engineering certification may not be necessary. The Construction Certificate process will be required to determine whether additional survey information is required.
No part of the new brick 1.8 metre high solid wall, including the footings, is to encroach over the boundary.	The amended proposal now seeks consent for 1 new brick pillar. The existing pillars will remain.
If the solid brick wall is to be rendered it is to be rendered on the side of 45 The Summit and not left in an unfinished state.	The amended proposal now includes a proposed brick infill (to approximately 600mm high) and new brick pillar will be constructed of brick to match existing. No render is now proposed.
The new brick wall shall not exceed a maximum height of 1.8 metres is to be confirmed prior to completion by a registered surveyor.	The amended proposal includes a new south-eastern brick pillar with a maximum height of 1.8m and this height is proposed to be extrapolated level to the northern most pillar. Accordingly, due to the slope of the land the northern most pillar is considered likely to slightly exceed 1.8m, expected maximum of 1.95m.
Any future maintenance of the wall is to be solely the responsibility of the owner of 43 The Summit.	The Applicant has noted this advice.
Advise the completed height and RL of the timber framed covered entry.	The proposed small covered entry feature has been amended and shall have a maximum height of 2.5m. This is considered consistent with a typical floor to ceiling height and is considered acceptable given no overshadowing or view concerns have been raised or are considered likely to occur. The attached 3D images include the dwelling behind and this is considered to provide

Submission Issue/Summary	Planning Comment/Response
	additional context to the provided design.
Position of water tank approved to be moved to remove any issue.	<p>The Applicant originally raised the issue of the tank approved on the adjoining property having an influence on the original fence design which included a 2.4m high wall along the side boundary.</p> <p>The applicant has recently advised that the position of the water tank is not the key reason for the proposal. The fence is proposed to provide a secure and level courtyard for the landowners children to play in. This space is visible from the main internal living area and the landowner is therefore seeking to ensure it is firstly secure, but also private with respect to the adjoining and currently under construction dual occupancy.</p> <p>The relocation of the tank on the adjoining development can be dealt with separately.</p>
Offer to purchase the small area that will be left east of new brick pillar.	The landowner has considered the offer and chooses not to proceed with the sale at this time. The landowner would like to thank the neighbour for the offer.
The proposal still represents a variation to Council's Development Control Plan and should comply.	<p>Additional information has been submitted that the front fence and existing brick pillars were constructed in accordance with DA1999 - 0277. The new pillar in the SE corner is proposed to match the existing alignment to ensure a consistent fence design.</p> <p>Due to the change in grades it is therefore expected that the fence may exceed 1.8m in the northern most pillar adjacent the dwelling. This is reflected on the amended plan set. Estimated maximum height of 1.95m.</p>

(e) The Public Interest

The proposed development satisfies relevant planning controls, including variations as justified, and will not adversely impact on the wider public interest.

Ecologically Sustainable Development and Precautionary Principle

Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes.

The four principles of ecologically sustainable development are:

- the precautionary principle,
- intergenerational equity,
- conservation of biological diversity and ecological integrity,
- improved valuation, pricing and incentive mechanisms.

The principles of ESD require that a balance needs to be struck between the man-made development and the environment. Based on the assessment provided in the report and with recommended conditions of consent, it is considered an appropriate balance has been struck.

Climate change

The proposal is not considered to be vulnerable to any risks associated with climate change.

4. DEVELOPMENT CONTRIBUTIONS APPLICABLE

- Development contributions will not be required towards augmentation of town water supply and sewerage system head works under Section 64 of the Local Government Act 1993.
- Development contributions will not be required in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 towards roads, open space, community cultural services, emergency services and administration buildings.

5. CONCLUSION AND STATEMENT OF REASON

The application has been assessed in accordance with Section 4.15 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 considered suitable for the proposed development and the proposal adequately addresses relevant planning controls. The development is not considered to be contrary to the public's interest and will not result a significant adverse social, environmental or economic impact. It is recommended that the application be approved, subject to the recommended conditions of consent provided in the attachment (**Attachment 1**) section of this report.

Attachments

1 [!\[\]\(9c2e8d1b5bd77cb5c9f83b7a9cff79fd_img.jpg\) DA2020 - 447.1 Recommended Conditions](#)

2 [!\[\]\(e3275251d0893157c3584e20c81dc3ba_img.jpg\) DA2020 - 447.1 Plans](#)

**FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF
PROPOSED CONDITIONS****NOTE: THESE ARE DRAFT ONLY****DA NO: 2020/447****DATE: 14/08/2020****PRESCRIBED CONDITIONS**

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

A – GENERAL MATTERS

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

Plan / Supporting Document	Reference	Prepared by	Date
Proposed front fence	Drawing No. 6329_SK1.1	King & Campbell	12 August 2020
Perspectives	Drawing No. 6329_SK1.2	King & Campbell	12 August 2020

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

- (2) (A002) No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
- the appointment of a Principal Certifying Authority and
 - the date on which work will commence.
- Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.
- (3) (A009) The development site is to be managed for the entirety of work in the following manner:
- Appropriate dust control measures;
 - Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;
 - Building waste is to be managed via appropriate receptacles into separate waste streams;
 - Building work being limited to the following hours, unless otherwise permitted by Council;
 - Monday to Saturday from 7.00am to 6.00pm
 - No work to be carried out on Sunday or public holidays
- The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.

B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Nil

C – PRIOR TO ANY WORK COMMENCING ON SITE

Nil

D – DURING CONSTRUCTION

Nil

E – PRIOR TO OCCUPATION OR THE ISSUE OF OCCUPATION CERTIFICATE

- (1) At completion of the fence, an Occupation Certificate is to be obtained from the Principal Certifying Authority.

F – OCCUPATION OF THE SITE

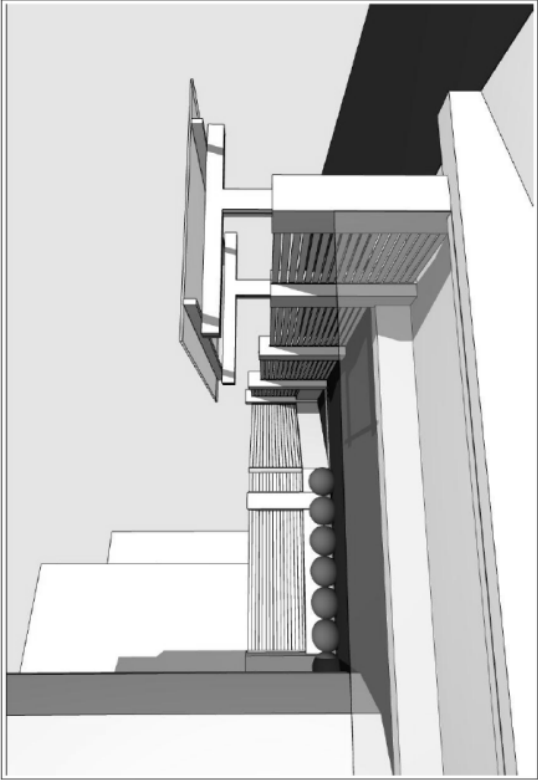
Nil

DRAFT

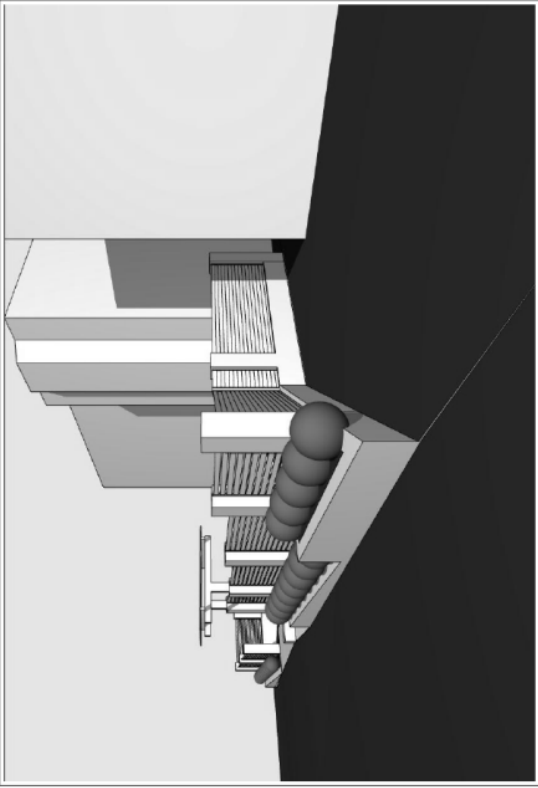
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0 10 20 30 40 50 60 70 80 90 100

PERSPECTIVE 1



PERSPECTIVE 2



DEVELOPMENT APPLICATION

A3

PROJECT NO. 6329

6329

DESIGNED BY: TW

DESIGNED BY: TW

CHECKED BY: TW

CHECKED BY: TW

DRAWN BY: TW

DRAWN BY: TW

DATE SUBMITTED: 5.8.20

DATE SUBMITTED: 5.8.20

OWNER'S TITLE: PROPOSED BOUNDARY FENCE

OWNER'S TITLE: PROPOSED BOUNDARY FENCE

PROJECT: 43 THE SUMMIT ROAD PORT MACQUARRE

PROJECT: 43 THE SUMMIT ROAD PORT MACQUARRE

CLIENT: MR MATTHEW EDWARDS

CLIENT: MR MATTHEW EDWARDS

DRAWING NO: 6329_SK1.2

DRAWING NO: 6329_SK1.2

REGION: C

REGION: C

REV

DATE

DESCRIPTION

BY

TO

1

10/08/2020

RENDERED DEVELOPMENT APPLICATION

TR

TR

King & Campbell Pty Ltd

www.kingcampbell.com.au

A: PO Box 263 Port Macquarie NSW 2444

P: 02 6561 6666

F: 02 6561 6666

E: info@kingcampbell.com.au

KING + CAMPBELL

DATE: 10/08/2020

DESCRIPTION: RENDERED DEVELOPMENT APPLICATION

BY: TR

TO: TR

PROJECT NO. 6329

6329

DESIGNED BY: TW

DESIGNED BY: TW

CHECKED BY: TW

CHECKED BY: TW

DRAWN BY: TW

DRAWN BY: TW

DATE SUBMITTED: 5.8.20

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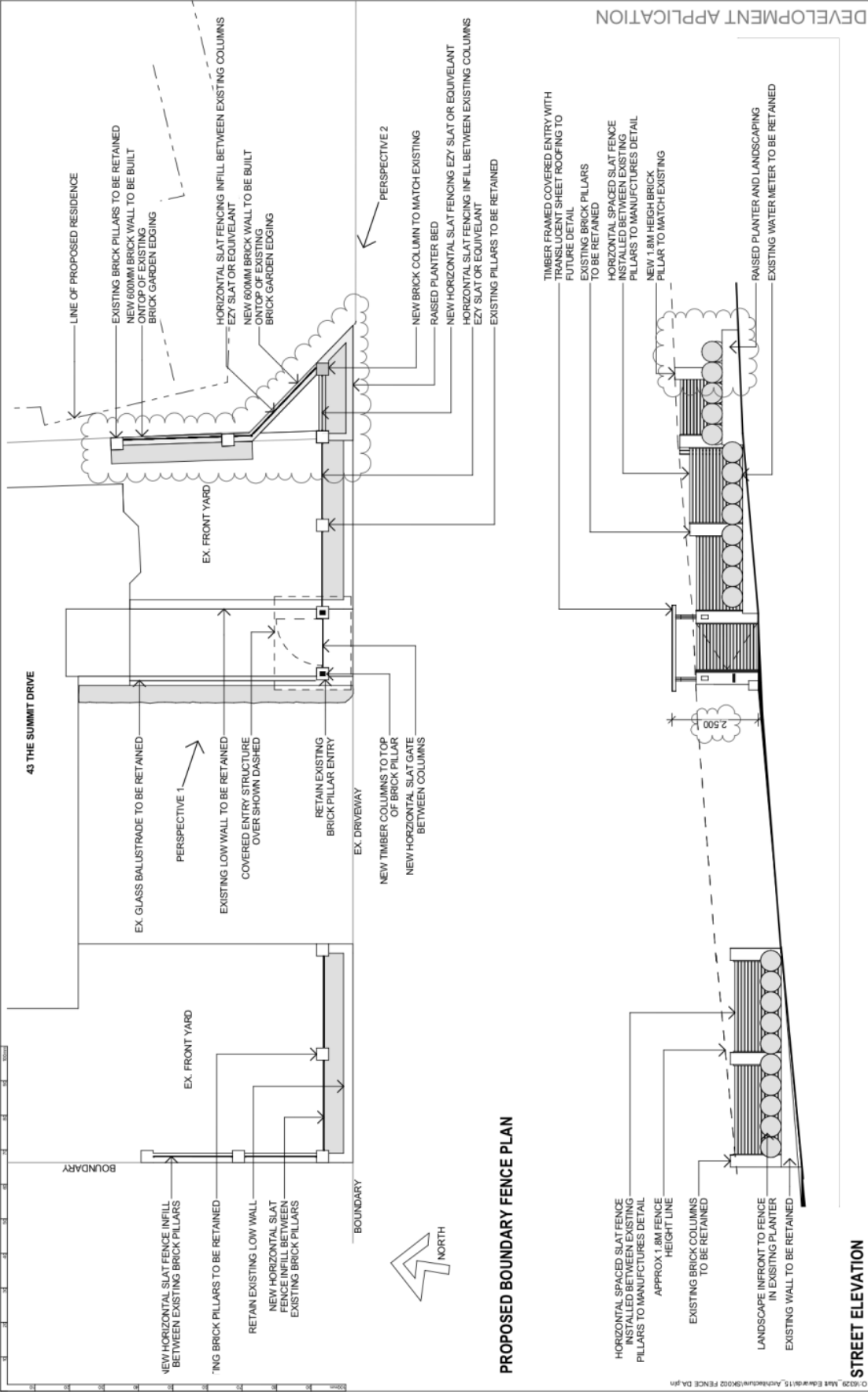
DRAWING NO: 6329_SK1.2

DRAWING NO: 6329_SK1.2

REGION: C

REGION: C

Item 06
Attachment 2
Page 69



King + CAMPBELL			King & Campbell Pty Ltd www.kingcampbell.com.au A: PO Box 283 Port Macquarie NSW 2444 T: 02 6561 2555 F: 02 6561 6668 E: info@kingcampbell.com.au		REV DATE DESCRIPTION C 15/05/2020 PRELIMINARY DEVELOPMENT APPLICATION B 12/05/2020 DEVELOPMENT APPLICATION		BY DATE TYW		DATE AND SCALE 1:1000 A3		PROJECT NO 6329		DRAWING TITLE		A3		
PROPOSED FRONT FENCE										PROPOSED BOUNDARY FENCE 43 THE SUMMIT ROAD PORT MACQUARIE		PROPOSED FRONT FENCE		PROPOSED FRONT FENCE		PROPOSED FRONT FENCE	
DESIGNED BY TYW										CHECKED BY TYW		DATE SUBMITTED 5.5.20		CLIENT MR MATTHEW EDWARDS		DRAWING NO 6329_SK1.1	
REGION C										REGION C		REGION C		REGION C		REGION C	