PORT MACQUARIE-HASTINGS
COUNCIL

Development Assessment Panel

Business Paper

date of meeting:	**Thursday 21 October 2021**
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, transparent and expert determinations of development applications that fall outside of staff delegations.

2.0 KEY FUNCTIONS

- To review development application reports and conditions. The focus of the Panel's review is to be on those issues raised in submissions received following exhibition of development applications;
- To determine development applications where there are 3 or more unique submissions or where an application is 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

- Three (3) independent external members will be selected for each scheduled DAP meeting from an appointed pool of members. One of the independent external members to be the Chairperson. Independent members will be rostered onto meeting on a rotational basis where possible.
- Group Manager Development Assessment (alternate - Director Development and Environment or Development Assessment Planning Coordinator).

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.

3.4 Member Tenure

The independent external members will be appointed for the term of Four (4) years or until such time as an expression of interest process to source Panel members is completed for the proceeding four (4) year term.

3.5 Appointment of members

- A pool of independent external members (including the Chair) shall be appointed by the Chief Executive Officer following an external Expression of Interest process. Previous Panel members are eligible to be reappointed on the Panel following this expression of interest process.
- Independent members will be rostered on to Panel meetings on a rotational basis where possible to suit Panel member availability and Panel operational needs.
- Staff members on the Panel shall be appointed by the Chief Executive Officer.

4.0 TIMETABLE OF MEETINGS

- The Development Assessment Panel will generally meet on the 1st and 3rd Thursday each month at 2.00pm at the Port Macquarie offices of Council.
- Special Meetings of the Panel may be convened by the Director Development and Environment 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 an applicant and objectors or their representatives. Speakers are required to register to speak by close of business on the day prior to the Panel meeting.
- The Panel shall have the discretion to ask the applicant and objectors questions relating to the proposal and their submission. There is no 'right of reply' for an objector or applicant.
- Where there are a large number of persons making submissions with common interests, the Panel shall have the discretion to hear a representative of those persons rather than multiple persons with the same interest.
- Council assessment staff will be available at Panel meetings to provide technical assessment advice and assistance to the Panel.
- Where considered necessary, the Panel will conduct site inspections prior to the meeting.

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

Three (3) members must be present at a meeting to form a quorum.

5.4 Chairperson and Deputy Chairperson

Independent Chair (alternate - independent member).

5.5 Secretariat

- The Director Development and 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 be limited to the recording of decisions only 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 interest at the start of each meeting or before discussion of a relevant item or topic. Details of any conflicts of interest are to 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.

9.0 CONDUCT AT MEETINGS

All parties in attendance at a DAP meeting shall conduct themselves respectfully ie. not disrupt the conduct of the meeting, not interject, act courteously and with compassion and

empathy and sensitivity and will not insult, denigrate or make defamatory or personal reflections on or impute improper motives to the DAP, Council staff or other members of the public.

Development Assessment Panel

ATTENDANCE REGISTER

Member	**15/04/21**	**17/06/21**	**01/07/21**	**09/08/21**	**02/09/21**	**07/10/21**
David Crofts	✓	✓	✓	✓	✓	✓
Michael Mason	✓	✓			✓	
Chris Gee	✓		✓	✓	✓	✓
Tony McNamara		✓	✓	✓		✓
Dan Croft (Group Manager Development Assessment) Grant Burge (acting)	✓	✓	 ✓	✓		✓
Patrick Galbraith-Robertson (Development Planning Coordinator)					✓	✓

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

Meeting Dates for 2021

21/01/2021	Function Room	2:00pm
11/02/2021	Committee Room	2:00pm
25/02/2021	Committee Room	2:00pm
18/03/2021	Committee Room	2:00pm
1/04/2021	Function Room	2:00pm
15/04/2021	Function Room	2:00pm
6/05/2021	Function Room	2:00pm
20/05/2021	Committee Room	2:00pm
3/06/2021	Function Room	2:00pm
17/06/2021	Function Room	2:00pm
1/07/2021	Function Room	2:00pm
15/07/2021	Function Room	2:00pm
19/08/2021	Function Room	2:00pm
2/09/2021	Function Room	2:00pm
16/09/2021	Function Room	2:00pm
7/10/2021	Function Room	2:00pm
21/10/2021	Function Room	2:00pm
4/11/2021	Committee Room	2:00pm
18/11/2021	Committee Room	2:00pm
2/12/2021	Function Room	2:00pm
16/12/2021	Function Room	2:00pm

Development Assessment Panel Meeting

Thursday 21 October 2021

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PORT MACQUARIE HASTINGS COUNCIL

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 7 October 2021 be confirmed.

PRESENT

Members:

David Crofts (Independent Chair)
Chris Gee (Independent Member)
Tony McNamara (Independent Member)
Group Manager Development Assessment (Dan Croft)

Other Attendees:

Clr Sharon Griffiths
Clr Geoff Hawkins
Development Assessment Planning Coordinator (Pat Galbraith-Robertson)
Development Engineering Coordinator (Grant Burge)
Development Assessment Planner (Steven Ford)
Development Assessment Planner (Chris Gardiner)

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 2 September 2021 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2020 - 958.01 ALTERATIONS AND ADDITIONS TO ECO TOURIST FACILITY, INCLUDING CLAUSE 4.6 EXCEPTION TO DEVELOPMENT STANDARD UNDER CLAUSE 7.14, LOT 100 & 101 DP 754444, 743 OCEAN DRIVE, GRANTS BEACH

Speakers:
Terrance Stafford (Applicant)

CONSENSUS:

That it be recommended to Council that DA2020 - 958 for Alterations and Additions to EcoTourist Facility, including Clause 4.6 exception to Development Standard under Clause 7.14 (exceeding the total gross floor area for an Eco-tourist Facility) at Lot 100 & 101, DP 754444, No. 743 Ocean Drive, Grants Beach, be determined by granting consent subject to the recommended conditions and as amended below:

- Amend condition C(2) to read: 'Prior to the commencement of any works on public land, a pre-construction meeting shall be organised by the applicant. This meeting is to be attended by the applicant or consultants, principal contractor and Council's development engineer or his representative.'
- Amend condition E(10) to read: 'Lodgement of a security deposit with Council upon practical completion of the works on public land.'
- Amend condition G(1) to read: 'On site car parking in accordance with the approved plans to be provided in an unrestricted manner at all times during the operations of development for use by both staff and patrons. A total of 22 spaces for the short tourist and visitor accommodation component of the Eco-tourist Facility and up to 100 car parking spaces in the overflow car park is to be provided onsite for the ancillary Recreation Hall.'
- Amend condition G(7) to read: 'The recreation hall is approved and is to be used as ancillary to the existing eco-tourism facility.'
- Additional condition in Section G to read: 'The recreation hall is not to be separately leased or sub-let by the eco-tourism facility operator.'

06 DA2019 - 945.1 HIGHWAY SERVICE CENTRE AT LOT 21 DP 1261690 OXLEY HIGHWAY, SANCROX

Speakers:
Robyn Lamont (Opposing the application)
Tony Thorne (Opposing the application)
Michael Mowle (applicant)
David Scott (applicant)

CONSENSUS:

That DA2019 - 945.1 for a Highway Service Centre at Lot 1, DP 1261690, Oxley Highway, Sancrox, be determined by granting consent subject to the recommended conditions.

07 GENERAL BUSINESS

Nil.

The meeting closed at 3:11pm.

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: ☐ **Pecuniary:** Take no part in the consideration and voting and be out of sight of the meeting. ☐ **Non-Pecuniary – Significant Interest:** Take no part in the consideration and voting and be out of sight of the meeting. ☐ **Non-Pecuniary – Less than Significant Interest:** May participate in consideration and voting.	
For the reason that:	
Name: **Signed:**	**Date:**
Please submit to the Governance Support Officer at the Council Meeting.	

(Refer to next page and the Code of Conduct)

PORT MACQUARIE HASTINGS COUNCIL

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.

<u>Managing non-pecuniary conflicts of interest</u>

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 Chief Executive Officer, such a disclosure is to be made to the staff member's manager. In the case of the Chief Executive Officer, 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 Chief Executive Officer, 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 Chief Executive Officer, 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 *[insert full name of councillor]*	
In the matter of *[insert name of environmental planning instrument]*	
Which is to be considered at a meeting of the *[insert name of meeting]*	
Held on *[insert date of meeting]*	
PECUNIARY INTEREST	
Address of the affected principal place of residence of the councillor or an associated person, company or body (*the **identified land)***	
Relationship of identified land to councillor *[Tick or cross one box.]*	☐ 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). ☐ An associated person of the councillor has an interest in the land. ☐ An associated company or body of the councillor has interest in the land.
MATTER GIVING RISE TO PECUNIARY INTEREST[1]	
Nature of land that is subject to a change in zone/planning control by proposed LEP *(the **subject land***[2] *[Tick or cross one box]*	☐ The identified land. ☐ Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control *[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]*	
Proposed change of zone/planning control *[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]*	
Effect of proposed change of zone/planning control on councillor or associated person *[Tick or cross one box]*	☐ Appreciable financial gain. ☐ 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 Chief Executive Officer and included in full in the minutes of the meeting

Last Updated: 3 June 2019

PORT MACQUARIE HASTINGS COUNCIL

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.

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[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: **DA2021 - 600 DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF DUAL OCCUPANCY AT 11 PERKS PARADE PORT MACQUARIE**

Report Author: Development Assessment Planner, Steven Ford

Applicant:	**GK & AM Caldwell c/- Collins W Collins**
Owner:	**GK & AM Caldwell**
Estimated Cost:	**$955,040**
Parcel no:	**20348**

Alignment with Delivery Program

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

RECOMMENDATION

That DA2021 - 600.1 for a Demolition of Existing Dwelling and Construction of Dual Occupancy at Lot 29, DP 231845, No. 11 Perks Parade, Port Macquarie, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a development application for a demolition of an existing dwelling and construction of a dual occupancy development at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following public exhibition of the application, five (5) submissions were received.

During the assessment period, the proposed Torrens Title Subdivision component of the original application was removed. It should also be noted that amended plans and bushfire assessment were submitted to Council regarding minor changes to earthworks and tree clearing changes.

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)**.

The reason for the application being referred to Council's Development Assessment Panel (DAP) is because three (3) or more objections to the proposal have been

received. A copy of the DAP Charter outlining the delegations and functions of the DAP is available on Council's website.

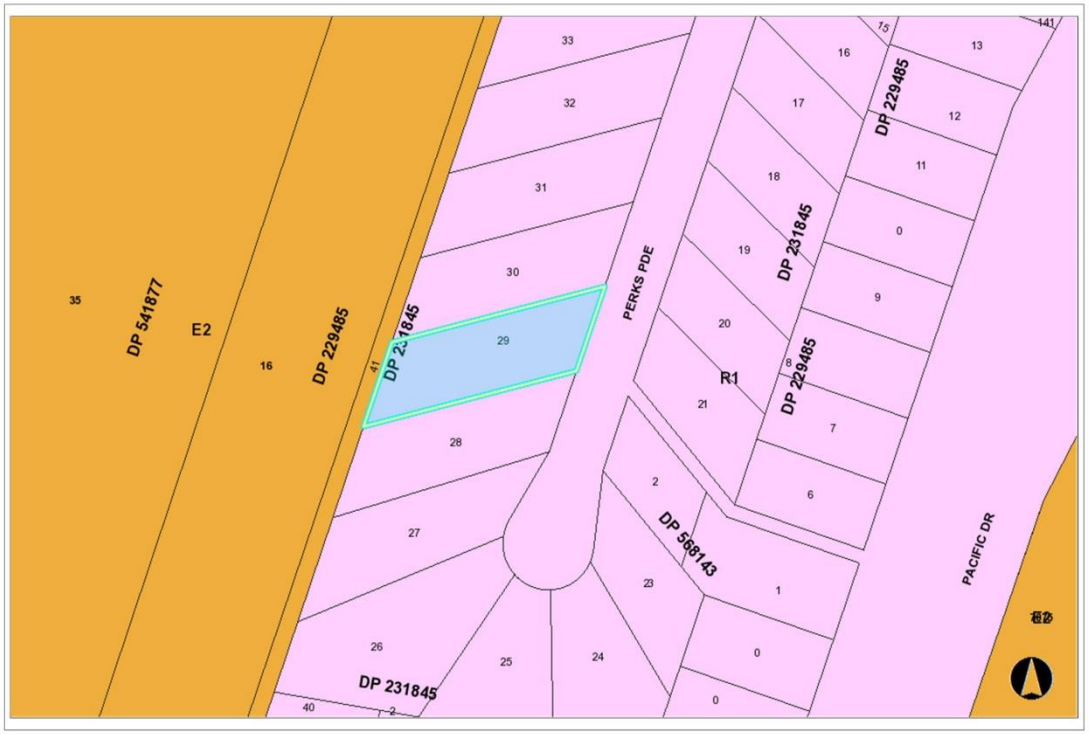
Report

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 1151m^2.

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:

- Demolition of existing dwelling.
- 2 x 5 bedroom Dual Occupancy development with Pool.

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

Application Chronology

- 19 July 2021 - Application Lodged
- 9 August to 23 August 2021 - Public exhibition via neighbour notification.
- 13 August 2021 - Additional Information request to applicant.
- 10 September 2021 - additional information and revised plans received, as well as formal withdrawal of the Torrens Title subdivision component of the application.
- 13 September 2021 - Rural Fire Service comments received.

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) 2021

Clause 6 - This SEPP applies to all non-rural zoned land within the Port Macquarie-Hastings Local Government Area.

Clause 11 - No approved KPoM applies however the property is less than 1ha in size and this clause does not apply.

Before consent is granted, Council is required to assess whether the development is likely to have any impact on koalas or koala habitat.

Clause 12 - Having considered the SEPP, the application and on completion of a site inspection, Council is not prevented from granting consent in this case for the following reasons:

1. The property is not subject to a KPOM the site is already being used for residential purposes,
2. The site is already cleared, and
3. There are no additional identifiable impacts to any known koala habitat.

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

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

Having regard to clause 11 proximity to coastal wetlands 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 coastal wetland; and
(b) identifiable impacts to water flows to the nearby coastal wetland.

The site is located within a coastal use area.

Having regard to clauses 14 of the SEPP the proposed development is not considered likely to result in any of the following:

a) any adverse impact on integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment;
b) any adverse impacts coastal environmental values and natural coastal processes;
c) any adverse impact on marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms;
d) any adverse impact on Aboriginal cultural heritage, practices and places;
e) any adverse impacts on the cultural and built environment heritage;
f) any adverse impacts the use of the surf zone;
g) any adverse impact on the visual amenity and scenic qualities of the coast, including coastal headlands;
h) overshadowing, wind funnelling and the loss of views from public places to foreshores; and
i) any adverse impacts on existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability.

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

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

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

A BASIX certificate 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.

State Environmental Planning Policy (Infrastructure) 2007

Clause 45 - Development in proximity to electricity infrastructure - referral to Essential Energy has been completed having regard for any of the following:

(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
(b) development carried out:
    (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or
    (ii) immediately adjacent to an electricity substation, or
    (iii) within 5m of an exposed overhead electricity power line,

(c) installation of a swimming pool any part of which is:
  (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or
  (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.

Essential Energy have no specific concerns regarding the development, but have provided some general advice. The advice received from Essential Energy has been forwarded the Applicant for consideration.

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 - Dual Occupancies are 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 2.7 - The demolition requires consent as it does not fit within the provisions of SEPP (Exempt and Complying) 2008.
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 8.124 m which complies with the standard height limit of 8.5 m 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 7.13 - 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: Part B - General Provisions - B2: Environmental Management			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Satisfactory arrangements can be put in place for storage and collection of waste. Standard condition recommended for construction waste management.	Yes

Cut and Fill Regrading			
4	a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	Cut to 1.4m Fill to 1.3m See justification below.	No, but considered acceptable based on the merit of the application.
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	The Application notes that all retaining walls will be constructed to engineer's details. This has been included in the draft conditions to provided prior to release of the construction certificate.	Yes, subject to engineering detail provided prior to release of the Construction Certificate.
	b) Where a combination of a fence and a wall is proposed to be greater than 1.2m high: – be a maximum combined height of 1.8m above existing property boundary level; – be constructed up to the front boundary for a maximum length of 6.0m or 30% of the street frontage, whichever is less; – the fence component has openings which make it not less than 25% transparent; and – provide a 3m x 3m splay for corner sites, and – provide a 900mm x 900mm splay for vehicle driveway entrances.	Proposed retaining wall are proposed within the lot boundaries. No combined fence and retaining walls along boundaries or street frontage proposed.	Yes

DCP 2013: Part B - General Provision - B3: Hazards Management			
Bushfire Hazard Management			
18	a) APZs are to be located outside of environmental protection zones and wholly	The site is considered bushfire prone. A bushfire report has been	Yes

	provided within private land. Note perimeter roads provided as part of a residential subdivision are classified as being part of the subdivision and not a separate permissible land use within environment protection zones.	prepared by Krisann Johnson. The report states that the development is capable of complying with BAL 29 and the entire property is maintained as an IPZ for the life of the development. The proposed development does not rely on additional clearing and an increase APZ.	
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	NA	NA

DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Road Hierarchy			
Parking Provision			
24	a) Off-street Parking is provided in accordance with Table 3: - 1 parking space per each dwelling for dwelling-house.	Both proposed units are provided with double garages. Total of 4 parking space provided.	Yes
Parking Layout			
28	c) Parking spaces shall generally be behind the building line but may be located between the building line and the street when: − it is stacked parking in the driveway; or − it can be demonstrated that improvements to the open space provided will result; and − the spaces are screened (densely landscaped or similar) from the street by a landscaping with a minimum width of 3.0m for the entire length of the parking area.	Residential parking spaces only. Total of 4 parking spaces provided behind the front building line, plus casual stacked parking ability in driveway	Yes

	d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking.	Residential car parking only. Development capable of complying.	Yes
34	a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.	Residential car parking only. Development capable of complying.	Yes
	b) Council will not permit the discharge of stormwater directly into kerbing and guttering or table drains for any development other than that of a minor nature.	Site naturally drains away from the street. Development capable of complying.	Yes

DCP 2013: Part B - General Provisions - B5: Social Impact Assessment and Crime Prevention			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Crime Prevention			
43	a) The development addresses the generic principles of crime prevention: − Casual surveillance and sightlines; − Land use mix and activity generators; − Definition of use and ownership; − Basic exterior building design; − Lighting; − Way-finding; and − Predictable routes and entrapment locations; − as described in the Crime Prevention Through Environmental Design (CPTED) principles.	No concealment or entrapment areas proposed. Adequate casual surveillance available.	Yes

DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Front Setbacks			
44	a) Dwellings may incorporate an articulation zone to a street frontage at no less than 3m from	11B - No building elements within the articulation zone.	Yes

	property boundary. The following building elements are permitted within the articulation zone: − 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. b) These building elements should not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.	11A - there is an entry feature within the articulation zone.	
	c) The primary road front setback shall be: Classified road = any frontage 6.0m Primary frontage = 4.5m Secondary frontage = 3.0m Ancillary Lane = 2.0m Large lot residential and rural zones = 10.0m	Minimum setback to primary frontage: 11A - 4.98m 11B - 4.57m	Yes
45	a) A garage, carport or car parking space should: − be at least 1m behind the building line, where the dwelling(s) has a setback from a front boundary of 4.5m or more, or − be at least 5.5m from a front boundary, where the dwelling(s) has a setback of less than 4.5m.	11A - Garage will be 1.1m behind the building line of the 11A upper level building line. 11B - Garage at front building line. N/A - as dwelling achieves a minimum 4.5m front setback and is considered to satisfy the development provision of being 1m behind the building line.	Yes No, however considered acceptable see justification below.
	b) The total width of the garage/carport openings should not be more than 6m	11A - 5m wide 11B - 5m wide	Yes Yes

	and not more than 50 per cent of the width of the building.	Total building width percentage of garage opening is 59.5%.	No, however considered acceptable see justification below.
	c) Driveway crossovers are no greater than 5.0m in width.	11A - 5m 11B - 4.5m	Yes
	d) Where a dual occupancy or attached dwelling is proposed on a corner lot a garage and driveway is provided on each road frontage.	Not considered a corner lot.	N/A
Side and Rear Setbacks			
46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	11A - minimum 25m to rear deck 11B - minimum 21m to rear deck	Yes
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	11A Shed - 9.8m to rear boundary	Yes
	c) Council may consider varying rear setback requirements where it is demonstrated that the private open space could achieve better solar access between the building and the side setback. In that instance, one side setback should be a minimum 4m in width (for an equivalent length of rear boundary, behind building line) and the rear setback may be reduced to 900mm.	No variation	N/A
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	North - minimum 1.5m side setback to building line. South - minimum 1.3m side setback Note: open stairs and landings to exterior doors are excluded to side back development provision,	Yes

		similar to side access paths.	
	b) First floors and above (including single storey with floor level >1m) should be setback a minimum of 3m from the side boundary, or reduced down to 900mm where it can be demonstrated that the adjoining property's primary living rooms and principal private open space areas are not adversely overshadowed for more than 3hrs between 9am - 3pm on 21 June.	North - 1.5m South - 1.3m Shadow diagrams have been provided which demonstrate that the reduced side setback for the upper level will have no adjoining primary living areas or principle areas of private open space that will be adversely impacted by reduced solar access.	Yes
	c) First floors and above should have building walls that step in and out at least every 12m by a minimum of 500mm articulation. Where first floors and above are setback >3m, wall articulation is not required.	Upper level walls on both north and south elevations are considered articulated and meet this development provision.	Yes
Private Open Space			
48	a) All dwellings should have a minimum area of private open space of 35m2, which includes a principal private open space area with: − a minimum dimension of 4m x 4m, and − a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and − direct accessibility from a ground floor living area and orientated to maximise use.	11A - Total of 190m of useable private open space. 11B - Total of 320m2 of useable private open space. The rear yard will be tiered with a series of low retaining wall to create appropriate grades and useable areas.	Yes Yes Yes
	b) Private open space may include clothes drying areas and garbage storage.	Clothes drying area noted on site plans.	Yes
Public Domain and Fencing			
49	a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans.	N/A No front fencing proposed	N/A

	b) Solid Front fences up to 1.2m high should be: − Setback 1.0m from the front boundary, and − Suitably landscaped to reduce visual impact, and − Provide a 3m x 3m splay for corner sites.	N/A No front fencing proposed	N/A
	b) Front fences proposed to be more than 1.2m high should be a maximum of 1.8m in height, above existing front property boundary level, and either: − Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the total length of the fence, or − be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage,	N/A No front fencing proposed	N/A
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	N/A No front fencing proposed	N/A
	d) provide a 3m x 3m splay for corner sites, and	N/A No front fencing proposed	N/A
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	N/A No front fencing proposed	N/A
Bulk and Scale			
51	a) Direct views between indoor living rooms and principal private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots, including possible dwellings on future lots, should be obscured or screened where: − Ground and first floor (and above) indoor living room windows are within a 9m radius.	Adjoining dwelling to the north does not have windows overlooking the northern boundary. The adjoining dwelling to the south has windows overlooking the southern boundary. Due to the orientation of the subdivision, rear building line of the existing dwellings are offset. The existing house to the	Yes

	− Direct views between principal private open space areas where within a 12m radius. − Direct views between indoor living rooms of dwellings into the principal area of private open space of other dwellings within a 12m radius.	south currently overlooks the subject backyard. The proposed development will not increase any existing privacy concerns due to direct views. The proposed development has been designed to have highlight windows adjoining side boundaries to limited perceived impacts. 11A has no living room windows proposed on the upper level and there are no direct views from living areas to neighbouring primary living areas.	
	b) A balcony, deck, patio, pergola, terrace or verandah should have a privacy screen where there are direct views of: − Indoor living room windows of adjacent dwellings, including proposed dwellings approved on adjoining lots within 9m radius; or − Principal areas of private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots within a 12m radius.	The rear decks are accessed by the ground floor and will be of a similar elevation to the existing ground level. The location of the rear decks are not adjoining existing primary living areas. There are no identifiable adverse impacts that would require additional screening.	Yes
	c) Privacy protection is not required for: − Any Indoor living room windows with a sill height of greater than 1.5m above the finished floor level of that room or where fixed non-openable translucent glass is installed to the same height.	The proposed windows adjoining the side boundaries are considered highlight windows only. There are not adverse impacts to privacy to adjoining primary living areas that would require these windows to require additional privacy controls.	Yes
	d) Direct views described above may be reduced or obscured by one of the following measures (details	There are no identifiable impacts to direct views from the proposed development to that	Yes

	to be submitted with the development application): − 1.8m high fence or wall between ground-floor level windows or between a dwelling and principal private open space − Screening of minimum 1.7m height, that has 25% openings (max), with no individual opening more than 30mm wide, is permanently fixed and is made of durable materials. − A window, the whole of which has translucent glass and is not able to be opened.	already existing to the land. 11A upper level only has bedroom and bathroom windows. 11B upper level is not adjoining primary living areas to the existing dwelling to the south. 1.8m high boundary fence will provide adequate privacy at ground level. No direct views to primary private open space areas.	
Ancillary Development			
56	a) For ancillary development in R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, R5 Large Lot Residential and RU5 Village zones: − The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot should not be more than 4.8m above ground level (existing). − The building should be single storey construction with a maximum roof pitch of 24 degrees. − The maximum area of the building should be 60m2 for lots less than 900m² and maximum of 100m² for larger lots. − Ancillary development that is a garage, or an outbuilding, or a rainwater tank should not be located in front of the main building line	Ancillary development appropriately located behind building line, including the swimming pool. Proposed Shed at 11A, is proposed to be a maximum of 4.8m from the finished ground level. The total floor area will be 24m2, not including subfloor storage.	Yes

	with the exception of swimming pools.		

The proposal seeks to vary Development Provision relating to Clause 4, exceeding 1.0m of cut or fill.

The relevant objectives are:
- Minimise the extent of site disturbance caused by excessive cut and fill to the site.
- Ensure there is no damage or instability to adjoining properties caused by excavation or filling.
- Ensure that there is no adverse alteration to the drainage of adjoining properties.
- Ensure the privacy of adjoining dwellings and private open space are protected.
- Ensure that adequate stormwater drainage is provided around the perimeter of buildings and that overflow paths are provided.

Having regard for the development provisions and relevant objectives, the variation is considered acceptable for the following reasons:
- The existing topography includes approximately 5m of fall from the street frontage to the north west rear corner.
- The proposal includes cut to a maximum of 1.4m to the frontage and fill to a maximum of 1.3m to the rear of the proposed dwellings.
- Retaining walls are proposed within the side and rear boundaries of the site to provide terracing to the rear private open spaces, with maximum 800mm high and 1.0m high retaining walls proposed.
- The highest proposed retaining wall, to 1.7m high, is located at the proposed central boundary of the proposed dual occupancy to the rear private open spaces. The central retaining wall is approximately 10m from the side boundary, and has no adverse privacy or overshadowing impacts to adjoining developments.
- Each of the proposed retaining walls are to be constructed in accordance with engineer's details and specifications to ensure that the proposal does not result in any adverse impacts to neighbouring properties.
- The proposed retaining walls will incorporate adequate drainage measures and will therefore be unlikely to result in adverse impacts on stormwater drainage for neighbouring properties.
- There are no identifiable impacts of instability or damage to adjoining properties caused by the proposed earthworks.

The proposal seeks to vary Development Provision relating to Clause 45, a garage should be 1m behind the building line, where the dwelling(s) has a setback from the front boundary of greater than 4.5m.

The relevant objectives are:
- To minimise the impact of garages and driveways on the streetscape, on street parking and amenity.
- To minimise the visual dominance of garages in the streetscape.
- To provide safe and functional vehicular access.

Having regard for the development provisions and relevant objectives, the variation is considered acceptable for the following reasons:
- The proposal has been designed to provide each dwelling with a double garage, whilst providing articulated frontages to each dwelling to assist in creating further

visual interest and reducing the visual impact of the proposed garages on the Perks Parade streetscape.

- The proposal provides double garages to each dwelling to provide up to 4 off street parking spaces behind the building line, reducing impact to on street parking.
- Due to the irregular subdivision layout, the garage openings being perpendicular from the proposed building line to the street frontage achieves a 4.5m to 8.176m setback. Partly achieving a 5.5m setback for half of the garage opening.
- In front of each garage opening there is sufficient space for casual stacked parking within each driveway without impacting pedestrian traffic.
- There is currently no existing pedestrian paths that will be impacted by the proposed driveways.
- There is adequate area to provide soft landscaping to soften any perceived impacts.
- Garages are both proposed to be lower than the existing street level, softening to dominance.
- There will be elements of the Entrance and Upper level forward of the garage opening.
- The proposed front building line provides articulation through many building elements, integrating different materials, finishes and building line.
- The proposed garages are not adjoining, separated by the proposed entrances to each dwelling and building line articulation.

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 of a significance that would justify refusal of the application.

(iiia) 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

Demolition of buildings AS 2601 - Clause 92

Demolition work on the site is capable of compliance with this Australian Standard. A suitable consent condition is recommended to re-inforce this requirement.

(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 result in a change in character with a different architectural form including terrace style housing within the immediate locality. This is considered to be an acceptable physical and visual impact change given the proposal satisfactorily addresses the planning controls applying to the site.

The proposal exceeds the minimum setback requirements, is within the building height limit and is below the maximum floor space ratio. There are also no precinct specific local character controls applying to the subject locality.

The proposal will not have any significant adverse impacts on existing adjoining properties and satisfactorily addresses the public domain.

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

The proposal does not have significant adverse lighting impacts.

There are no significant adverse privacy impacts.

There are no 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.

Access, Traffic and Transport
The proposed development of 2 x 5 bedroom dwellings with double garages, is considered to meet the off street car parking requirements for a dual occupancy. The proposal will not have any significant adverse impacts in terms of access, transport and traffic. The existing road network will satisfactorily cater for any increase in traffic generation as a result of the development.

Water Supply Connection
Council records indicate the proposed development lot is serviced by a 20mm metered water service. Each lot is to be adequately serviced – details required with Section 68 application.

An appropriate standard condition is recommended in this regard.

Sewer Connection

The proposed works are clear (>600mm) of the existing sewer junction and main traversing the site.

All work will need to comply with the requirements of Council's adopted AUSPEC Design and Construction Guidelines and Policies - details required with Section 68 application. Any abandoned sewer junctions are to be capped off at Council's sewer main and Council notified to carry out an inspection prior to backfilling of this work.

An appropriate standard condition is recommended in this regard.

Stormwater
Service available - details required with Section 68 application.
An appropriate standard condition is recommended in this regard.

Other Utilities
Telecommunication and electricity services are available to the site.

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

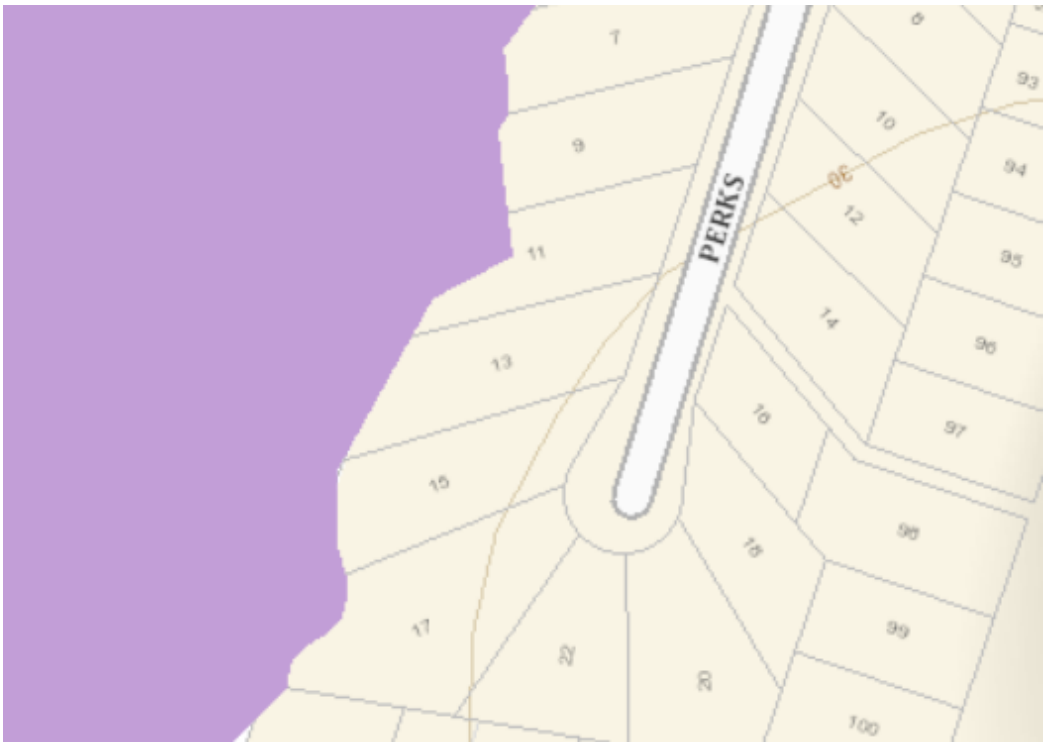
Other Land Resources
The site is within an established urban context and will not sterilise any significant mineral or agricultural resource.

Watercycle
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 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
The site is within the Biodiversity Values Map. However, Clause 7.3(4) of the Biodiversity Regulations turns off the Biodiversity Values Map for approved lots created before the Act commenced. The proposed development has been amended to now included no native vegetation removal. No adverse ecological impacts have been identified as the proposed development footprint is located outside of the mapped area.



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 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 identified as being bushfire prone.

The Applicant has submitted a bushfire report prepared by Krisann Johnson.

An assessment of bushfire risk having regard to section 4.3.5 of Planning for Bushfire Protection 2019 including vegetation classification and slope concludes that a Bushfire Attack Level 29 shall be required.

The Asset Protection Zone (APZ) is proposed within the property as shown the plans submitted.

Management of bushfire risk is acceptable subject to BAL construction levels being implemented and APZ being maintained. An appropriate condition is recommended.

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 is available.

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 satisfactorily fit into the locality and the site attributes are conducive to the proposed development.

Site constraints of bushfire and slope have been adequately addressed and appropriate conditions of consent recommended.

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

Five (5) written submissions were received 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
Density of development - 2x dual occupancy developments is out of character - Is not in character with the street which presently all single occupancy dwellings. - This and further developments of this sort will make the street exceedingly congested. - This proposed development is a radical departure from the normal quality homes which exist in Perks Parade .	The site is zoned R1 General Residential. Within this zone both dual occupancy and multi-dwelling housing are permissible landuse. The objectives of this zone are particularly noted to encourage and allow for a variety of housing types and densities. The proposal meets the requirements of the Port Macquarie Hastings Local Environment Plan 2011 and addresses the Development Control Plan 2013. Even though this is there are no other dual occupancies in the Perks Parade, there are many examples of dual occupancies and multi dwelling housing within the immediate locality. The total development is not considered an overdevelopment of the site or fragments the existing character of Perks Parade. Note, architectural style or appearance is not a planning consideration that could justify refusal. Refer to further comments earlier in this report addressing character.
Council must consider the existing amenity of properties in one small street and no other dual occupancy within the location.	With regards to the type of residential development, Council determines developments based on permissibility. The area is zoned R1 General residential, within the R1 zone landuse table, Dual Occupancies are a permissible landuse with consent. Refusal of this application based on the existing amenity of having no existing dual occupancies within the vicinity is not justifiable given the

Submission Issue/Summary	Planning Comment/Response
	planning controls. Traffic, congestion and parking is discussed below.
Accumulative traffic generation and congestion.	Council's Development Engineer has reviewed the proposal and advised that the immediate local road network will be suitable to cater for the increased demand of 1 additional residential dwelling within Perks Parade. It is not considered reasonable to suggest the two proposed dwellings would generate excessive traffic compared to a smaller dual occupancy development. The existing and accumulative traffic concerns raised are not the subject of this application. On street storage and blocking of the road reserve from boat and caravan parking is a separate matter to this application. Based on Merit of this application, provided more than the required minimum off street car parking, refusal of the application on these grounds is not justified.
Parking - Total of 10 bedrooms = 10 extra cars (potentially 20 people = 20 cars) - Loss of one street parking spot	As discussed earlier in this report, the individual dual occupancies comply with the Development Control Plan 2013 off-street car parking requirement of 1 parking space per dwelling for dual occupancies/semi-detached dwellings. A total of 2 spaces behind the proposed building line have been provided to each dwelling. Additionally, the proposed design will allow for casual off-street parking within the driveways behind the boundary line. The assessment needs to be based on the merits of the individual application and the proposal satisfies the off-street parking requirements of the Development Control Plan 2013.
Occupancy numbers and type of residents	Both dwellings are considered 5 bedroom dwellings. This is based on all habitable rooms that are

Submission Issue/Summary	Planning Comment/Response
	considered capable of being a bedroom. The assessment needs to be based on merit and not perceived perceptions. The proposal does not seek approval for student accommodation, short term holiday accommodation or affordable housing. For this type of development there are no mechanism to further consider potential maximum occupancy numbers of each dwelling, nor could refusal of this application be supported based on the potential occupancy numbers or type of residents.
Proposed Shed - Perceived uses - Positioned in flame zone	The proposed ancillary building is considered to achieve the development provisions of Clause 56 of the Development Control Plan 2013. The proposed shed will be utilised as a typical shed along with housing pool equipment and pool pump. Ancillary household storage is acceptable. The shed is not being approved as a habitable structure or secondary dwelling. The bush fire report submitted satisfactorily takes into consideration of the proposed shed location and impact to the total development.
Southern Boundary Earthworks - southern boundary proposed ground works including levelling, retaining walls, battering and sewage works impact to existing adjoining ground level. - Impacts to adjoining landscaping and pool.	The proposed works near the boundary would be contained within the subject lot. The proposed groundworks are not expected to impact the existing boundary fences or neighbouring properties. The maximum height of the retaining wall within 1m of the southern boundary will be approximately 1m high. A maximum 600mm retaining wall height is proposed in the area of the rear yard adjoining the neighbouring pool. The retaining wall is fully

Submission Issue/Summary	Planning Comment/Response
	contained within the existing fence line. The Application notes that all retaining walls will be constructed to engineer's details. This has been included in the draft conditions to provided prior to release of the construction certificate. As the retaining wall is fully contained within the subject property, the heights and earthworks satisfy clause 4 of the Development Control Plan 2013. The structural concerns are appropriately managed with the recommended draft conditions prior to release of the construction certification and will require certification prior to release of the occupation certificate.
Tree Removal - Removal of trees from the reserve / rear yard.	The original plans indicated that trees adjacent to the rear yard were to be removed due to bushfire constraints and potential damage due to earthworks. During the assessment, the proposed design has been modified to remove the requirement of tree removal adjoining the rear of the site within the adjoining reserve and change the landscaping design of the rear retaining wall. The amended site plans have confirmed the location of the adjoining Coastal Wetland Mapping and demonstrates that no vegetation removal or building works are proposed within the mapped area is impacted by this proposed development. Amended site plans and bush fire report have been provided indicating that the trees to the west of the rear boundary will not be required to be removed.
The building is non-compliant to Clause 47 of the Development Control Plan 2013.	Clause 47 of the Development Control Plan 2013 has been considered and adequately addressed earlier in this report. The

Submission Issue/Summary	Planning Comment/Response
	proposed development has satisfactorily addressed the reduced side setback development provisions for the proposed upper level and address the objectives of this clause, with the following design elements; Incorporation of articulation to both elevations adjacent the side boundaries to assist in reducing visual perceptions of building bulk. Integration of varying external materials and finishes to create visual interest and to assist in reducing visual perceptions of building bulk. Provision of shadow diagrams demonstrating the proposed development will not have an adverse impact on the neighbouring properties with regard to solar access and overshadowing. The proposed development is within permissible building heights. The proposal incorporates a parapet façade with low-pitched skillion rooflines, with the lowest point positioned adjacent the side boundaries to assist in reducing visual perceptions of building bulk.
The building is non-compliant to Clause 45 of the Development Control Plan 2013. - Bulk and scale - The height of the existing building is not stated for comparison. - the application states that it will not impact views. However, increase size of the building will block views to the reserve. - Building prominence.	Clause 45 of the Development Control Plan 2013 has been considered and adequately addressed earlier in this report. The variation to the development provision of this clause regards a garage should be 1m behind the building line, where the dwelling(s) has a setback from the front boundary of greater than 4.5m. The proposed design incorporates two double garages, in line with the front building line. The proposed front building line(s) angle away from the street. Due to the angled nature of the front boundary line, the proposal provides a varied setback to the proposed garages which will further assist in reducing perception of building bulk when viewed from the public domain. The building line is articulated for each

Submission Issue/Summary	Planning Comment/Response
	dwelling, which will assist in reducing the perception of bulk when viewed from the public domain. Orientation of the front building line will be perpendicular to the side boundaries, which is considered consistent with the other homes in the locality. Due to the orientation of the front building line, only part of the garage door opening will be within 5.5m of the front boundary. The proposed upper floor of dwelling 11B sits forward of the garage by 1.21m and incorporates a decorative feature above the garage, taking visual prominence and providing further visual interest and articulation to the dwelling frontage. Additionally, there is space provided within the front setback for the inclusion of streetscape planting to assist in softening the impacts to the streetscape. As addressed earlier, the objectives of this clause have been satisfactorily addressed, and refusal of this application based on proposed setback of garage door openings is not justifiable.
Boundary fences are to be removed. No plan on timescale until fence replacement is listed. No consultation on fence style has been offered to those directly impacted. In one instance the boundary fence is a pool fence and safety during construction is of concern.	It is noted that boundary fences are a civil matter. Council has not delegation regarding boundary fences unless the combined height is greater than 1.8m and not consistent with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The site plans only indicate an internal fence which will form part of the pool safety barrier. This will have a combined height of 2.33m above the finished level of the pool area and 1.8m from the adjoining rear yard. This proposed fence height will have no identifiable impacts to existing adjoining properties but will provide privacy between the private open space of the area and a compliant pool safety barrier.

Submission Issue/Summary	Planning Comment/Response
No community consultation has taken part regarding this development to this time.	The Development Application was publicly notified and made available on Council's website.
No Signage displaying the proposed plans located on the site frontage.	It is noted that architectural plans are not required to be posted or displayed at the front of the development site during the development assessment period.

(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 need to retain the natural vegetation. 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.
  1.

  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. DA2021 - 600.1 Recommended Conditions
2. DA2021 - 600.1 Plans
3. DA2021 - 600.1 Contributions Estimate

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2021/600 **DATE: 10/10/2021**

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	J4496	Collins W Collins	08/09/21
Statement of Environmental Effects	J4496	Collins W Collins	Sept 21
Bush Fire Assessment	-	Krisann Johnson	28/06/21

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 work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:

a. the appointment of a Principal Certifying Authority; and

b. the date on which work will commence.

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

(3) (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.

(4) (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 holidays

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

(5) (A011) The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.

(6) (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 DA20210808003305-Original-1 and dated 13 September 2021, are attached and form part of this consent.

B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

(1) (B001) Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval:

- Position and depth of the sewer (including junction)
- Stormwater drainage termination point
- Easements
- Water main
- Proposed water meter location

(2) (B003) Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate detailed design plans for the following works associated with the 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. Sewerage reticulation.
2. 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.
3. Stormwater systems.

(3) (B006) An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.

Such works include, but not be limited to:

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- Civil works
- Traffic management
- Work zone areas
- Hoardings
- Footway and gutter crossing
- Functional vehicular access

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

(4) (B010) Payment to Council, prior to the issue of a Construction Certificate 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 either the provisions of the following plans (as amended) or a Planning Agreement:

- Port Macquarie-Hastings Administration Building Contributions Plan 2007
- Hastings S94 Administration Levy Contributions Plan 2003
- Port Macquarie-Hastings Open Space Contributions Plan 2018
- Hastings S94 Major Roads Contributions Plan 2004
- Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005

The plans may be viewed on Council's website or 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) Prior to the issue of Construction Certificate, a Compliance Certificate under Section 307 of the Water Management Act 2000 must be obtained from the Water Authority.

Note1: Port Macquarie-Hastings Council is defined as a Water Supply Authority under section 64 of the Local Government Act 1993. As part of the Notice of Requirements of the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution is required, prior to the issue of a Construction of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to and included as part of this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with either the provisions of the relevant Section 64 Development Servicing Plan or a Planning Agreement.

Note 2: A Section 307 Compliance Certificate issued by the Water Authority at the construction certificate stage only relates to the payment of

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contributions in accordance with the Development Servicing Plan or a Planning Agreement. A further Compliance Certificate may be required for other water management works prior to occupation or the issue of an Occupation Certificate relating to the development.

Note 3: The Water Authority will accept payment of the equivalent amount of contributions under Section 608 of the Local Government Act 1993.

(6) (B016) Provision to each lot of a separate sewer line to Council's main. All work will need to comply with the requirements of Council's adopted AUSPEC Design and Construction Guidelines and Policies. Any abandoned sewer junctions are to be capped off at Council's sewer main and Council notified to carry out an inspection prior to backfilling of this work.

(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) (B039) Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:

i. earthworks that are more than 600mm above or below ground level (existing); or

ii. located within 1m of the property boundaries; or

iii. earthworks that are more than 1m above or below ground level (existing) in any other location;

are to be submitted to the Principal Certifying Authority with the application for Construction Certificate.

(11) (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.

(12) (B072) A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications and the requirements of Relevant Australian Standards and make provision for the following:

a) The Development must be provided with a direct point of connection to the public piped drainage system. Kerb outlets are not permitted.

b) The design requires the provision of interallotment drainage in accordance with AUSPEC D5.

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c) The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.

d) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.

e) The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.

(13) The building shall be designed and constructed so as to comply with the Bushfire Attack Level (BAL) 29 requirements of Australian Standard 3959 and the specifications and requirements of Planning for Bush Fire Protection. Details shall be submitted to the Principal Certifying Authority with the application for Construction Certificate demonstrating compliance with this requirement.

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) (C013) Where a sewer manhole and/or Vertical Inspection Shaft (VIS) 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;

b. prior to the pouring of concrete for sewerage works and/or works on public property;

c. during construction of sewer infrastructure;

All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.

(2) (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.

(3) (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.

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(4) (D007) A survey certificate from a registered land surveyor is to be submitted to the Principal Certifying Authority at footings and/or formwork stage. Such certificate shall set out the boundaries of the site, the actual situation of the buildings and include certification that siting levels comply with the approved plans.

(5) (D015) The swimming pool shall not to be filled with water until a safety fence/barrier complying with the current Swimming Pools Act and Regulations has been installed and an inspection has been carried out and approval given by the Principal Certifying Authority.

(6) (D016) Where depth of water in the pool exceeds 300mm during construction a temporary barrier or fence in accordance with the current Swimming Pools Act and Regulations is to be erected or other precaution taken so as to prevent entry of children into the pool.

(7) (D017) In accordance with the Swimming Pool Regulation a sign is to be erected and maintained that:

(a) Bears a notice containing the words "This swimming pool is not to be occupied or used", and

(b) Is located in a prominent position in the immediate vicinity of that swimming pool, and

(c) Continues to be erected and maintained until an Occupation Certificate has been issued for the pool.

(8) (D025) The sewer junction shall be capped off with an approved fitting in conjunction with demolition works and Council notified to carry out an inspection prior to backfilling of this work.

(9) (D029) The demolition of any existing structure shall be carried out in accordance with Australian Standard AS 2601: The Demolition of Structures. No demolition materials shall be burnt or buried on site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Should the demolition works obstruct or inconvenience pedestrian or vehicular traffic on an adjoining public road or reserve, separate application shall be made to Council to enclose the public place with a hoarding fence.

Should asbestos be present, its removal shall be carried out in accordance with the National OH&S Committee – Code of Practice for Safe Removal of Asbestos and Code of Practice for the Management and Control of Asbestos in Workplaces.

E – PRIOR TO OCCUPATION OR THE ISSUE OF OCCUPATION CERTIFICATE

(1) (E001) The premises shall not be occupied or used in whole or in part until an Occupation Certificate has been issued by the Principal Certifying Authority.

(2) (E020) The provision of a suitable sign containing the details required by the current Swimming Pools Act and Regulations.

(3) (E021) Pool(s) to be fenced in accordance with the Swimming Pools Act, 1992.

(4) (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.

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(5) (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.

(6) (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 Certificate or release of the security bond, whichever is to occur first.

(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 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.

(8) (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.

(9) (E061) Landscaped areas being completed prior to occupation or issue of the Certificate.

F – OCCUPATION OF THE SITE

(1) (F027) The swimming pool filtration motor shall be operated between the following hours only:

Monday to Friday (other than a public holiday)
7.00 am – 8.00 pm

Saturday to Sunday and Public Holidays
8.00 am – 8.00 pm

The pool filtration motor shall be enclosed with an effective soundproof unit.

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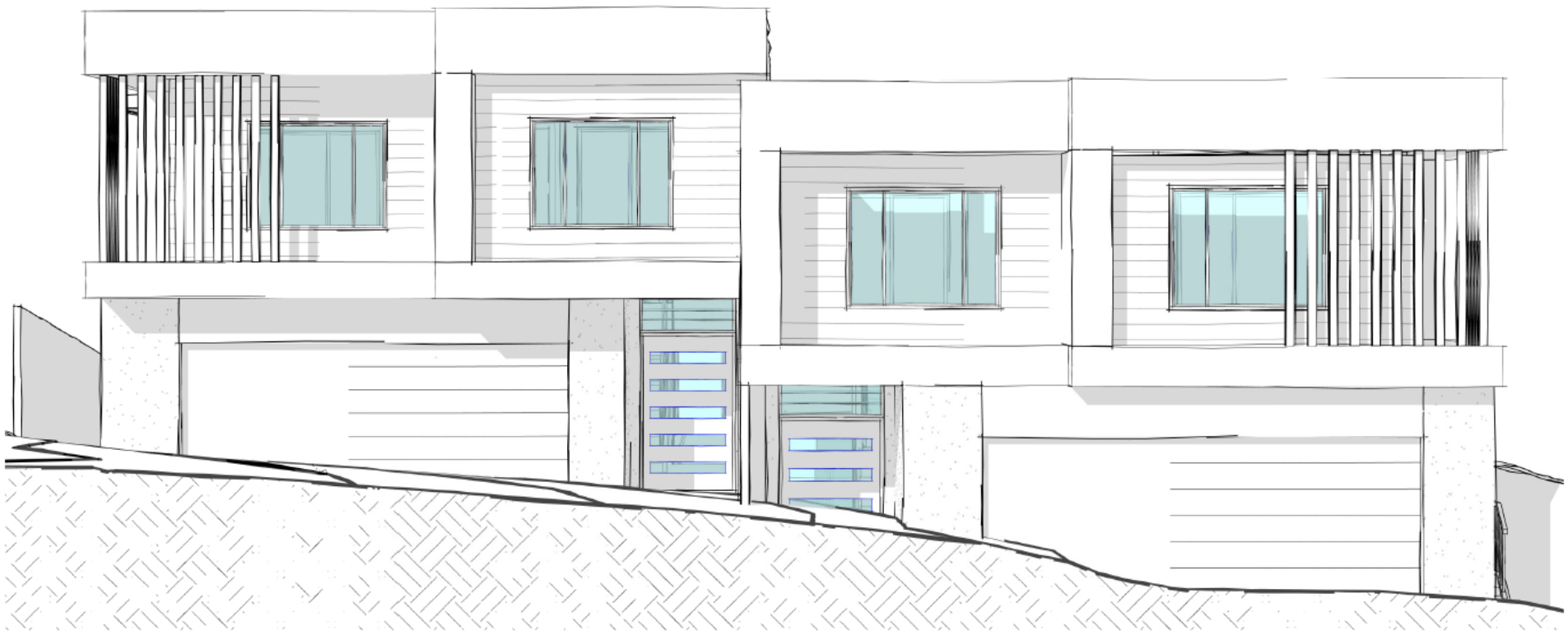
CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
08.09.21	RETAINING REAR OF SITE	S	MS



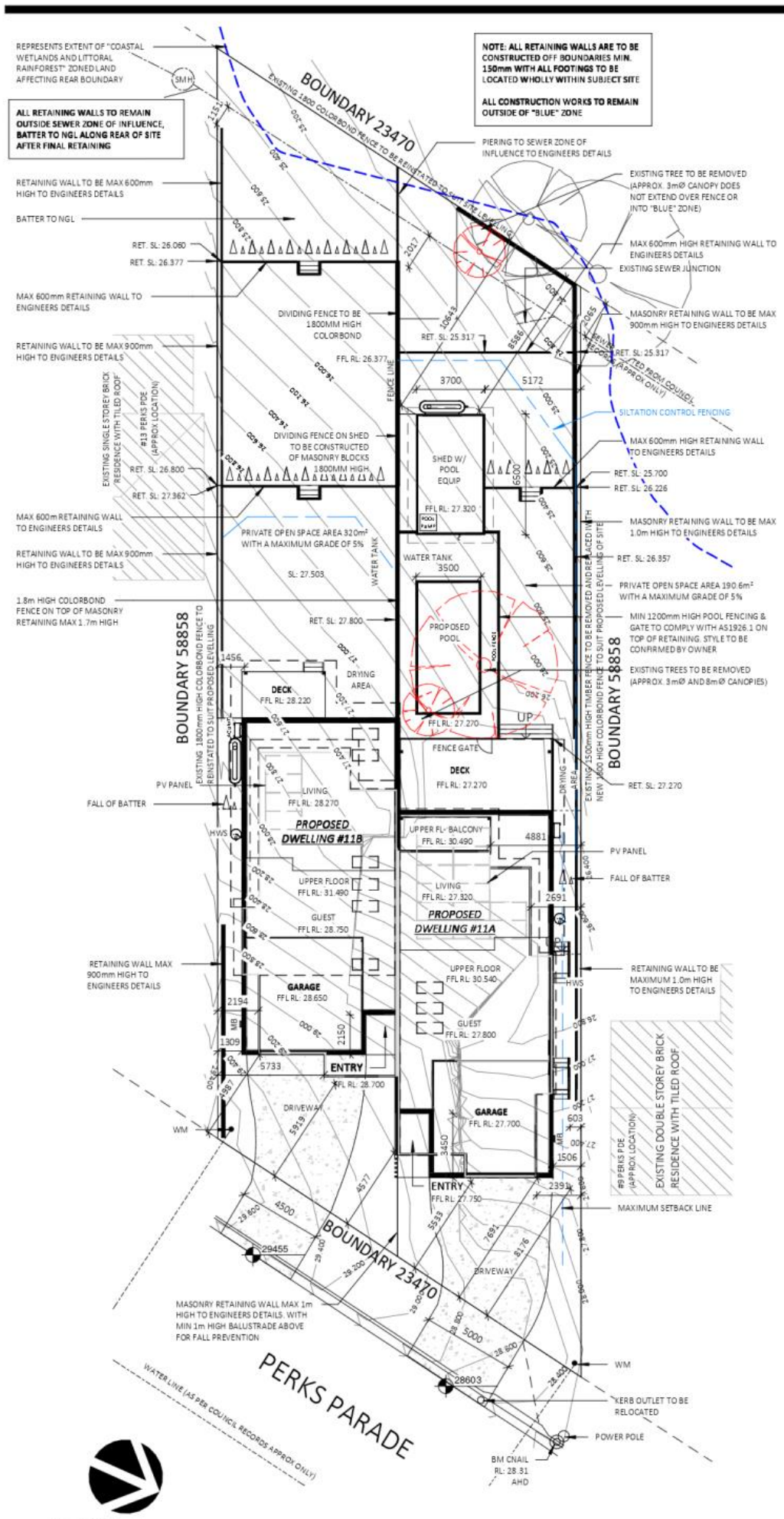
PROPOSED DUAL OCCUPANCY

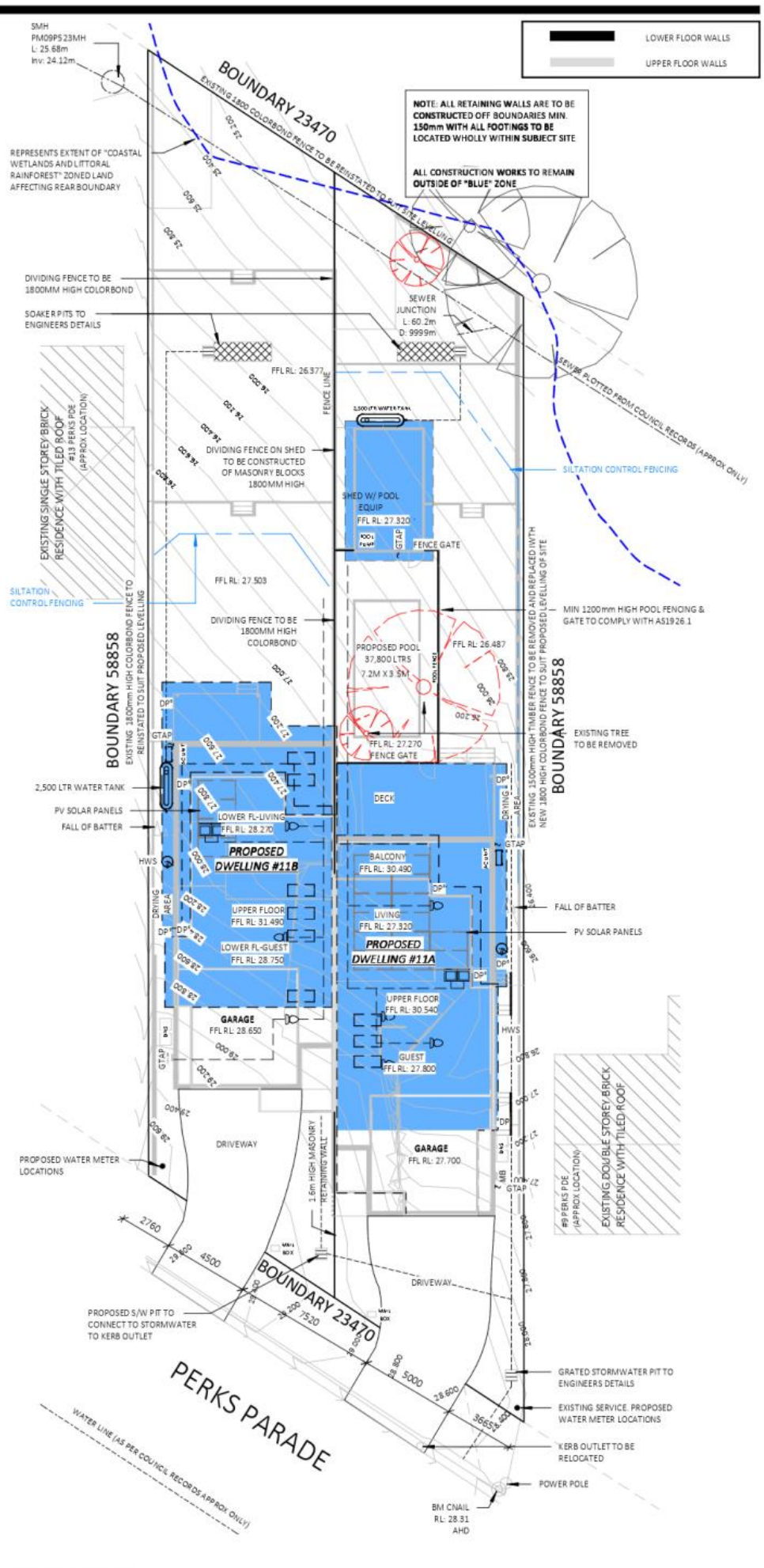
CLIENT: CALDWELL
STATUS: DA PLANS
LOT No: 29 **DP No:** 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CWC JOB #: J4496

CONTENTS

SHEET #	SHEET NAME
0	TITLE
1	SITE PLAN
2	EXISTING & DEMOLITION SITE PLAN
3	LOWER FLOOR PLAN
4	UPPER FLOOR PLAN
5	ELEVATIONS
6	ELEVATIONS
7	GLAZING SCHEDULE
8	SHADOWS
9	BUILDING SPECIFICATIONS

collinswcollins PTY LTD
Building Designers
89A lord street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411 F: 02 6583 9820 WWW. COLLINSWCOLLINS.COM.AU





DRIVEWAY DETAIL TO BE IN ACCORDANCE WITH ASD201 & ASD208			
UNIT	KERB & GUTTER INVERT LEVEL	GARAGE FL	DISTANCE KERB TO GARAGE
#11A	28.700m	27.700m	11.273m
#11B	29.500m	28.650m	11.142m

Summary of BASIX Commitments (refer to Certificate for exact details)	
Thermal Comfort Commitments – Unit #11A	
External Wall	Brick Veneer, R1.86 or R2.40 including construction Framed, R2.00 or R2.40 including construction
Floors	Concrete, On Ground, No Insulation Timber, Enclosed Sub-floor | Insulation: R1.3 (down) (or R1.3 including construction)
Ceiling	Flat Ceiling, R3.5 (up)
Roof	Skillion roof, framed and unventilated, 55mm foil-backed blanket, Colour: Light (SA < 0.475)
Shading	450mm/600mm eaves excluding gutter Roof over alfresco
Glazing	Single clear with aluminium frames throughout
Water Commitments – Unit #11A	
Showerheads:	4* (>4.5 but <=6 L/min) Toilets: 6*
Basin Taps:	6* Kitchen Taps: 6*
Individual Water Tank:	2,500 ltr Individual Roof Collection: 200m²
Rainwater Connection:	All toilets in the development Cold water supply to washing machine At least 1 external tap A tap within 10m of pool edge
Swimming pool:	37.8kL volume, outdoor/unshaded heating pump
Energy Commitments – Unit #11A	
HWS:	Electric heating pump STCs 31 – 35
Cooling:	1-phase air-conditioning in at least 1 bedroom (EER 3.0 – 3.5)
Heating:	1-phase air-conditioning in at least 1 bedroom (EER 3.0 – 3.5)
Ventilation:	Bathroom: ducted, manual control Kitchen: not ducted Laundry: no mechanical ventilation
Appliances:	Electric Induction & Electric Oven to be installed
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study | All Living/Dining Rooms | The Kitchen | All Hallways | The Laundry | All Bathrooms/Toilets
Clothes Line:	Fixed outdoor clothes drying line to be installed
Alternative Energy:	A photovoltaic system with the capacity to generate at least 3.5 peak kW is to be installed and connected to the development's electrical system

Summary of BASIX Commitments (refer to Certificate for exact details)	
Thermal Comfort Commitments – Unit #11B	
External Wall	Brick Veneer, R1.86 or R2.40 including construction Framed, R2.00 or R2.40 including construction
Floors	Concrete, On Ground, No Insulation Timber, Enclosed Sub-floor | Insulation: R1.3 (down) (or R1.3 including construction)
Ceiling	Flat Ceiling, R4.0 (up)
Roof	Skillion roof, framed and unventilated, 55mm foil-backed blanket, Colour: Light (SA < 0.475)
Shading	450mm/600mm eaves excluding gutter Roof over alfresco
Glazing	Single clear with aluminium frames throughout
Water Commitments – Unit #11B	
Showerheads:	4* (>4.5 but <=6 L/min) Toilets: 6*
Basin Taps:	4* Kitchen Taps: 6*
Individual Water Tank:	2,500 ltr Individual Roof Collection: 147m²
Rainwater Connection:	All toilets in the development Cold water supply to washing machine At least 1 external tap
Energy Commitments – Unit #11B	
HWS:	Electric heating pump STCs 31 – 35
Cooling:	1-phase air-conditioning in at least 1 bedroom (EER 3.0 – 3.5)
Heating:	1-phase air-conditioning in at least 1 bedroom (EER 3.0 – 3.5)
Ventilation:	Bathroom: ducted, manual control Kitchen: not ducted Laundry: no mechanical ventilation
Appliances:	Electric Induction & Electric Oven to be installed
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study | All Living/Dining Rooms | The Kitchen | All Hallways | The Laundry | All Bathrooms/Toilets
Clothes Line:	Fixed outdoor clothes drying line to be installed
Alternative Energy:	A photovoltaic system with the capacity to generate at least 1 peak kW is to be installed and connected to the development's electrical system

SITE (S68 & S138) INFORMATION & LEGEND

NOTE: CONTOURS AND SPOT LEVELS ARE INDICATIVE ONLY AND FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.

STORMWATER NOTE:
STORMWATER/RAINWATER OVERFLOW TO EXISTING KERB OUTLETS

SITE AREA: = 1151m²
HABITABLE AREA (including garages) =549.3 m²
FSR (as per LEP) = 49%
BUSHFIRE AFFECTED =YES
APPROX 527m² HARDSTAND AREA

LAWN & GARDEN AREA TO BE #11A: 249.5m², #11B: 363m²
(AS PER BASIX CERTIFICATE TO BE USED AS A GUIDE ONLY)

PROPOSED TANK LOCATION #11A: 2,500 LTRS,
#11B: 2,500 LTRS

CATCHMENT OF ROOF AREA TO BE DIRECTED TO TANK #11A: 200m²
(TO BE USED AS GUIDE ONLY) #11B: 147m²

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

ALL LEVELS WERE COMPLETED BY COASTAL SURVEY SOLUTIONS AND ARE TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.
REF: 20287

BAL - 29

BAL = 29, PLEASE REFER TO BUSHFIRE REPORT BY S & K JOHNSON CONSTRUCTIONS PTY LTD (KRISANN JOHNSON)
AND TO BE CONSTRUCTED IN ACCORDANCE TO AS3959-2018

BASIX NOTES:
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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
LOT No: 29 DP No: 231845
SHEET: 1 OF 9
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL

SITE PLAN

SCALE:	As indicated
SHEET SIZE:	A2
START DATE:	04.09.20
DWG No:	J4496

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
19.11.20	CONCEPT DESIGN	B	BI
9/7/21	FILL HEIGHT	N	JC
14.07.21	RETAINING CHANGES	P	JS
09.08.21	PLAN UPDATES	Q	JS
06.09.21	CLIENT UPDATES	R	MS
08.09.21	RETAINING REAR OF SITE	S	MS

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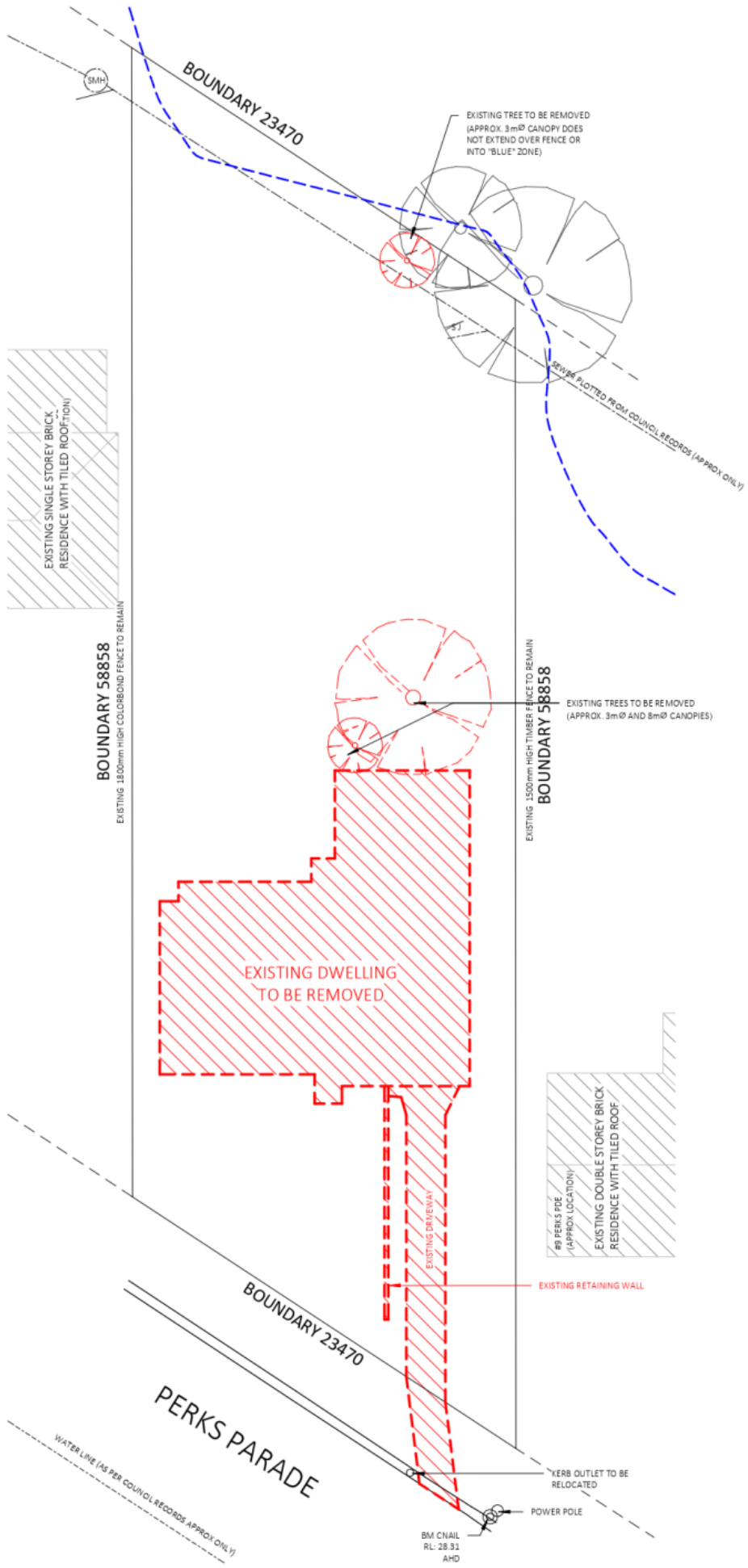

EXISTING DEMOLITION SITE PLAN

1 : 200

BAL - 29	***BUSHFIRE NOTES:*** BAL = 29 PLEASE REFER TO BUSHFIRE REPORT BY S & K JOHNSON CONSTRUCTIONS PTY LTD (KRISANN JOHNSON) *AND CONSTRUCTED IN ACCORDANCE TO* AS 3959-2018	***BASIX NOTES:*** PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS.	***GENERAL PLAN SET NOTES:*** CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT: PROPOSED DUAL OCCUPANCY		EXISTING & DEMOLITION SITE PLAN	
STATUS: DA PLANS	SHEET: 2 OF 9	SCALE:	As indicated
LOT No: 29 DP No: 231845		SHEET SIZE:	A2
STREET: 11 PERKS PARADE, PORT MACQUARIE		START DATE:	04.09.20
CLIENT: CALDWELL		DWG No:	J4496

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
XX.XX.XX	INITIAL ISSUE	A	XX
9/7/21	FILL HEIGHT	N	JC
14.07.21	RETAINING CHANGES	P	JS
09.08.21	PLAN UPDATES	Q	JS
06.09.21	CLIENT UPDATES	R	MS
08.09.21	RETAINING REAR OF SITE	S	MS

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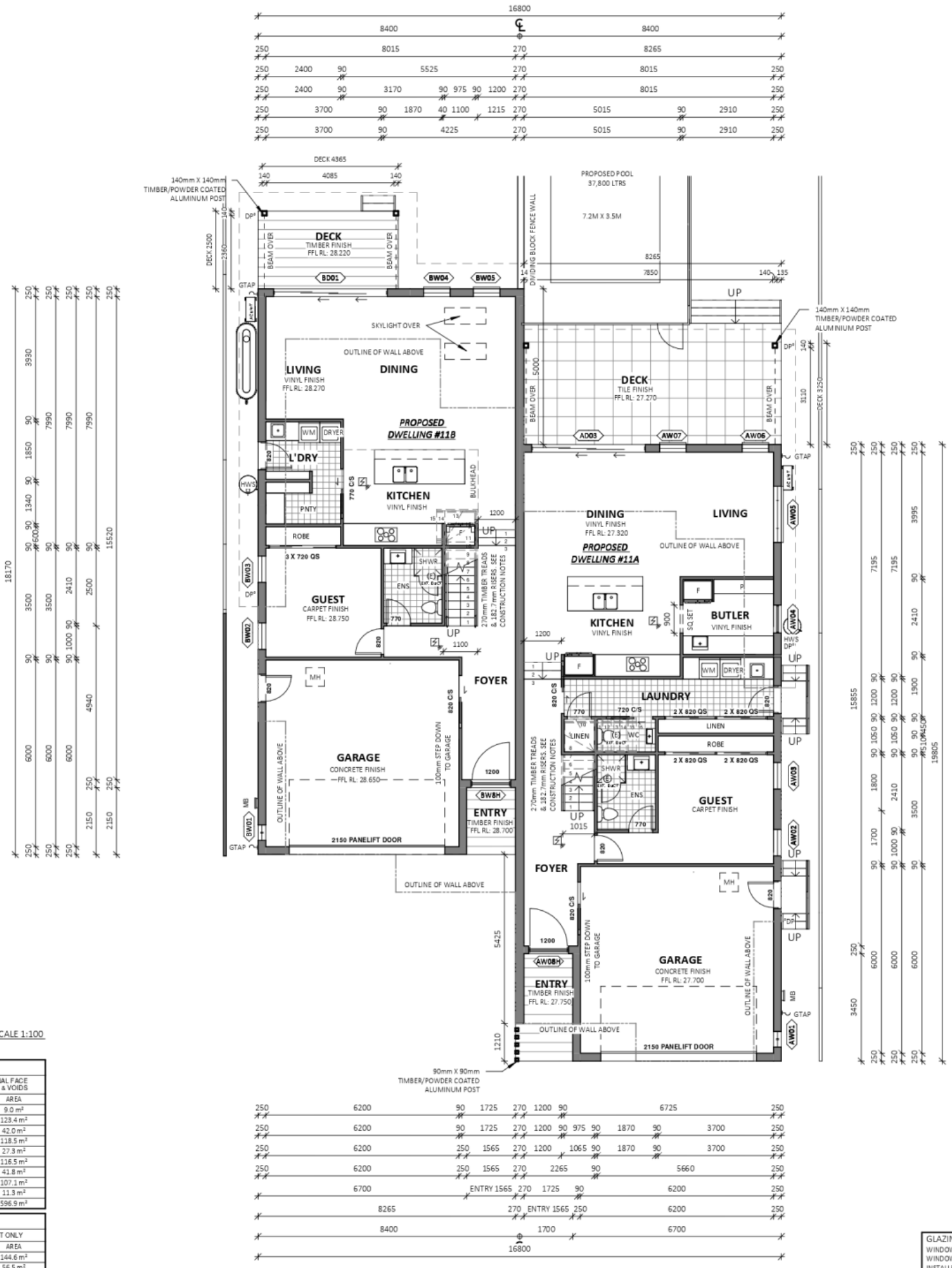
SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS



LOWER FLOOR PLAN SCALE 1:100

AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
#11A FIRST FL BALCONY	9.0 m²
#11A FIRST FLOOR	123.4 m²
#11A GARAGE	42.0 m²
#11A GROUND FLOOR	118.5 m²
#11A GROUND REAR DECK	27.3 m²
#11B FIRST FLOOR	116.5 m²
#11B GARAGE	41.8 m²
#11B GROUND FLOOR	107.1 m²
#11B GROUND REAR DECK	11.3 m²
TOTAL	596.9 m²

AREAS - ROOF AREAS	
*ROOF AREA MEASURED AS FOOTPRINT ONLY	
NAME	AREA
#11A FIRST FL ROOF	144.6 m²
#11A GROUND FL ROOF	56.5 m²
#11B FIRST FL ROOF	133.9 m²
#11B GROUND FL ROOF	54.7 m²

LEGEND

	SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
DP*	DOWN PIPE LOCATION TO AS 3500
E EXT. 8ACH	MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
GT	GARDEN TAP LOCATION
LOH	LIFT OFF HINGE
1815	1800mm HIGH x 1500mm WIDE
820	820mm DOOR
MH	ACCESS MAN HOLE
DTR	DOUBLE TOWEL RAIL
TRH	TOILET ROLL HOLDER

GLAZING SPECIFICATIONS:
WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO BASIX 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

BAL - 29

BUSHFIRE NOTES:
BAL = 29
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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
LOT No: 29 DP No: 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL
SHEET: 3 OF 9

LOWER FLOOR PLAN
SCALE: 1 : 100
SHEET SIZE: A2
START DATE: 04.09.20
DWG No: J4496

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
19.11.20	CONCEPT DESIGN	B	BI
9/7/21	FILL HEIGHT	N	JC
14.07.21	RETAINING CHANGES	P	JS
09.08.21	PLAN UPDATES	Q	JS
06.09.21	CLIENT UPDATES	R	MS
08.09.21	RETAINING REAR OF SITE	S	MS

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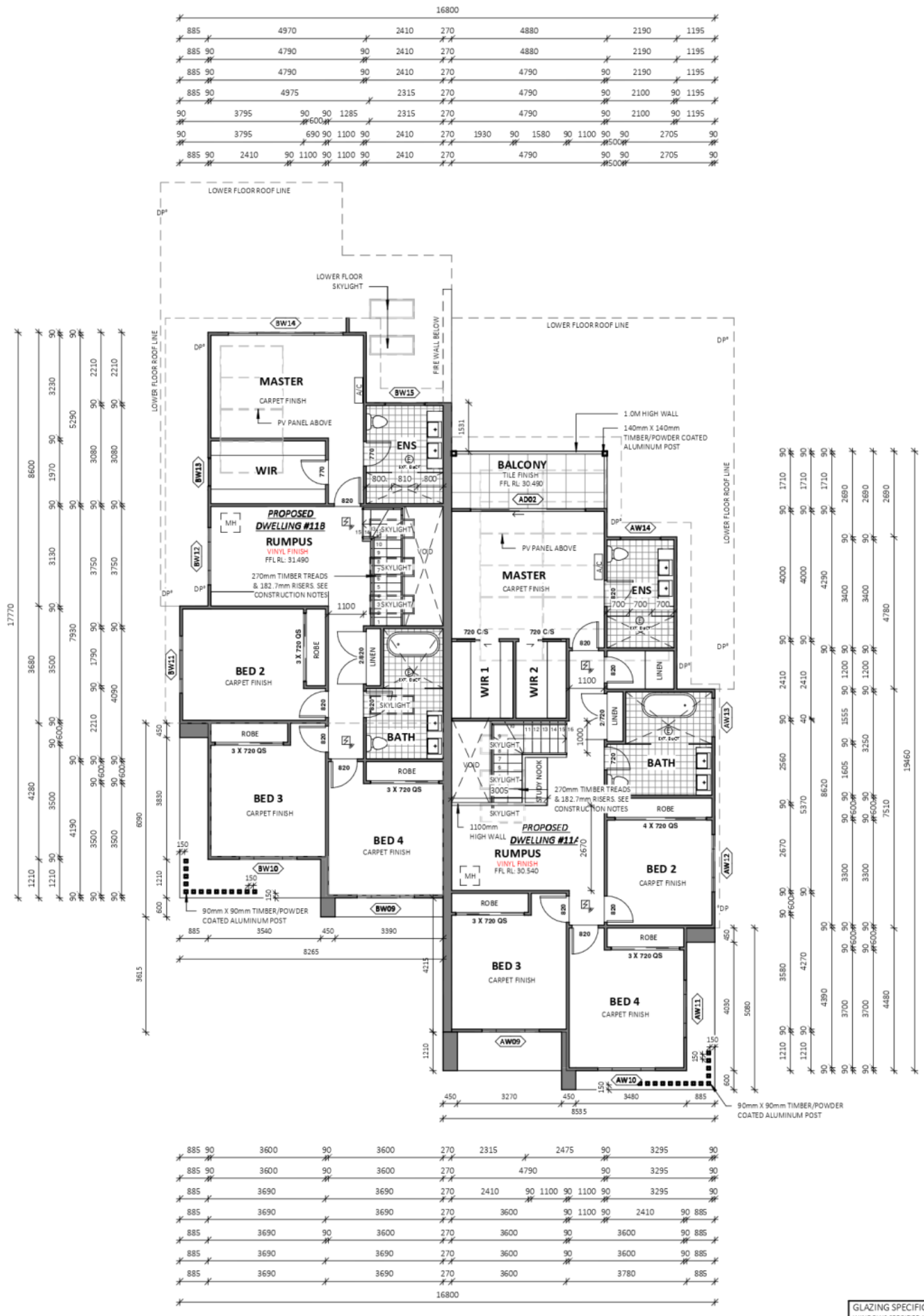

UPPER FLOOR PLAN SCALE 1:100

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LOH	LIFT OFF HINGE
1815	1800mm HIGH x 1500mm WIDE
820	820mm DOOR
MH	ACCESS MAN HOLE
DTR	DOUBLE TOWEL RAIL
TRH	TOILET ROLL HOLDER

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BAL - 29

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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
LOT No: 29 DP No: 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL
SHEET: 4 OF 9

UPPER FLOOR PLAN
SCALE: 1 : 100
SHEET SIZE: A2
START DATE: 04.09.20
DWG No: J4496

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
19.11.20	CONCEPT DESIGN	B	BI
9/7/21	FILL HEIGHT	N	JC
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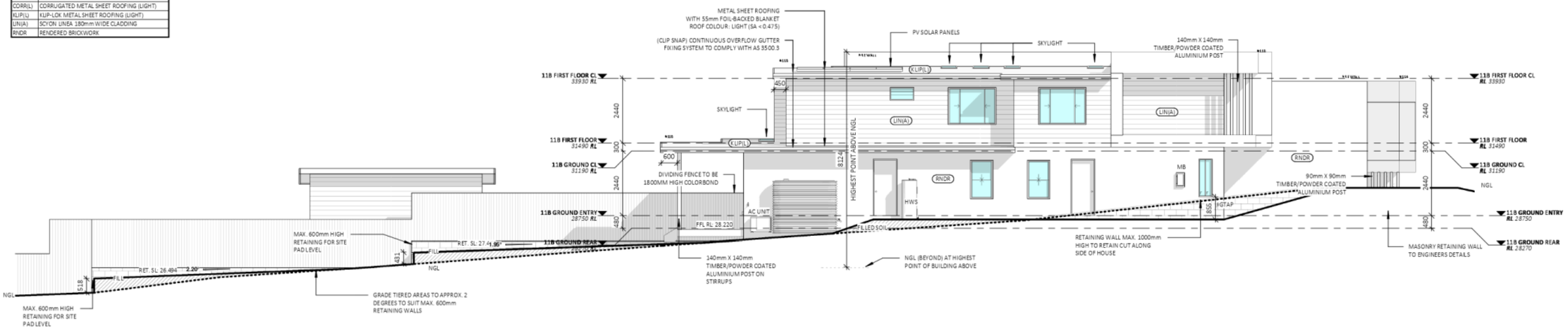
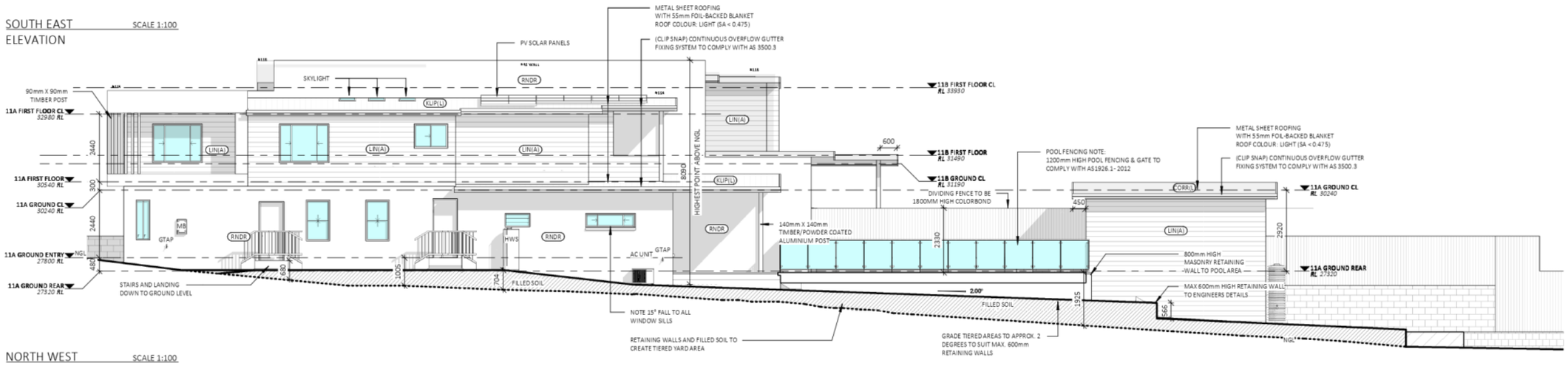
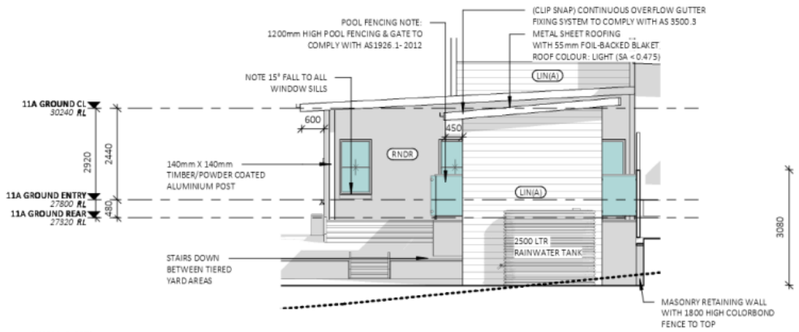
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
KLIP(L)	KLIP-LOK METAL SHEET ROOFING (LIGHT)
LIN(A)	SCYON LINEA 180mm WIDE CLADDING
RNDR	RENDERED BRICKWORK



SOUTH EAST ELEVATION SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100



SOUTH WEST ELEVATION - SHED SCALE 1:100

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BAL - 29

BUSHFIRE NOTES:
BAL = 29
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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
SHEET: 5 OF 9
LOT No: 29 DP No: 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL

ELEVATIONS	
SCALE:	1 : 100
SHEET SIZE:	A2
START DATE:	04.09.20
DWG No:	J4496

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
19.11.20	CONCEPT DESIGN	B	BI
9/7/21	FILL HEIGHT	N	JC
14.07.21	RETAINING CHANGES	P	JS
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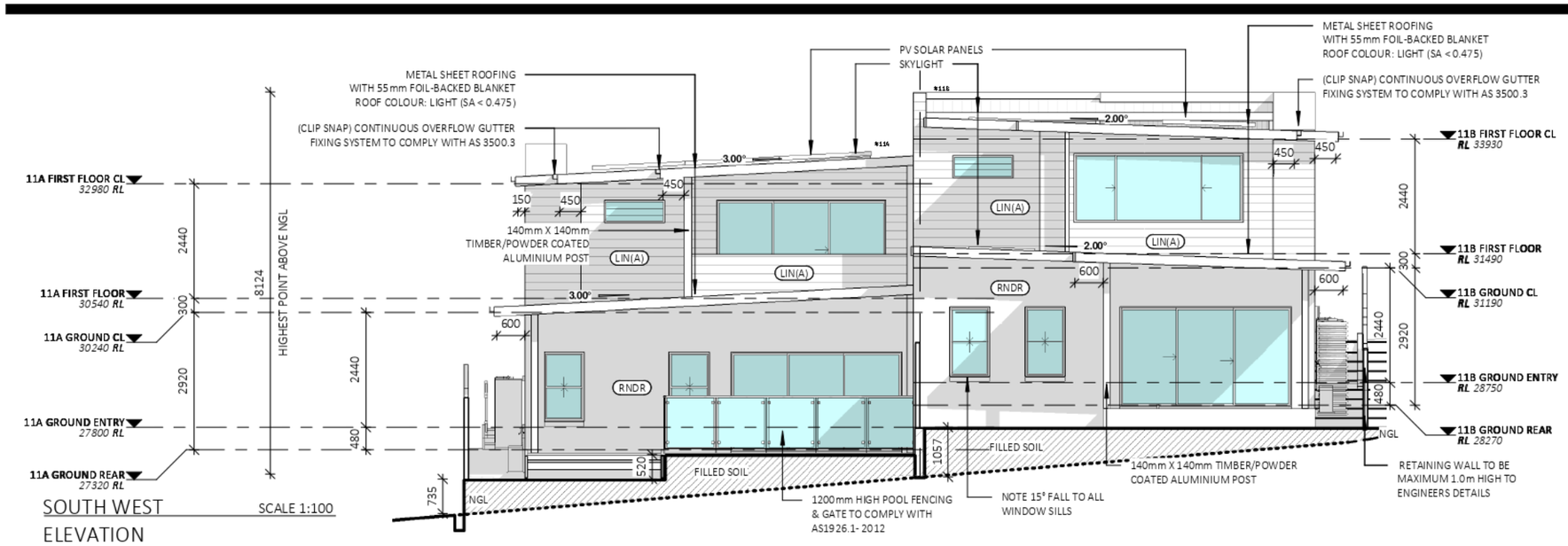

SOUTH WEST ELEVATION SCALE 1:100

EXTERNAL FINISHES	
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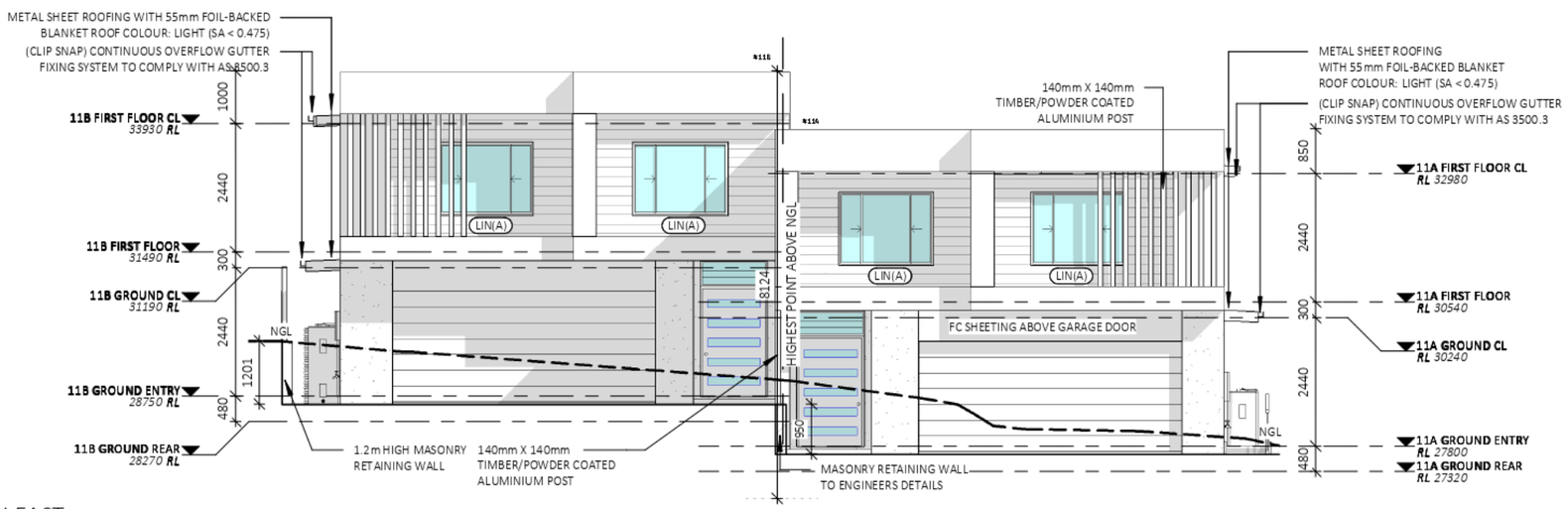

NORTH EAST ELEVATION SCALE 1:100

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BAL - 29

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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
SHEET: 6 OF 9
LOT No: 29 DP No: 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL

ELEVATIONS

SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	04.09.20
DWG No:	J4496

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
19.11.20	CONCEPT DESIGN	B	BI
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WINDOW GLAZING SCHEDULE-#11A

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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
AW01	11A GROUND ENTRY	GARAGE	1600	500	FIXED	ALUMINIUM	STANDARD
AW02	11A GROUND ENTRY	GUEST	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
AW03	11A GROUND ENTRY	GUEST	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
AW04	11A GROUND REAR	BUTLER	480	900	LOUVRE	ALUMINIUM	STANDARD
AW05	11A GROUND REAR	LIVING	500	1800	SLIDING	ALUMINIUM	STANDARD
AW06	11A GROUND REAR	LIVING	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
AW07	11A GROUND ENTRY	LIVING	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
AW08H	11A GROUND ENTRY	FOYER	480	1280	LOUVRE	ALUMINIUM	STANDARD
AW09	11A FIRST FLOOR	BED 3	1400	1800	SLIDING	ALUMINIUM	STANDARD
AW10	11A FIRST FLOOR	BED 4	1400	1800	SLIDING	ALUMINIUM	STANDARD
AW11	11A FIRST FLOOR	BED 4	1400	1800	SLIDING	ALUMINIUM	STANDARD
AW12	11A FIRST FLOOR	BED 2	1400	1800	SLIDING	ALUMINIUM	STANDARD
AW13	11A FIRST FLOOR	BATH	875	1210	SLIDING	ALUMINIUM	STANDARD
AW14	11A FIRST FLOOR	ENS	480	1280	LOUVRE	ALUMINIUM	STANDARD

DOOR GLAZING SCHEDULE-#11A

DOORS SPECIFIED USE NFRC UW & SHGCW 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
AD02	11A FIRST FLOOR	BALCONY	2112	3625	SLIDING DOOR	ALUMINIUM	STANDARD
AD03	EXISTING LOWER FL	DINING	2280	3650	STACKING	ALUMINIUM	STANDARD

WINDOW GLAZING SCHEDULE-#11B

WINDOWS SPECIFIED USE NFRC UW & SHGCW 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
BW01	11B GROUND ENTRY	GARAGE	1600	500	FIXED	ALUMINIUM	STANDARD
BW02	11B GROUND ENTRY	GUEST	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
BW03	11B GROUND ENTRY	GUEST	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
BW04	11B GROUND REAR	DINING	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
BW05	11B GROUND ENTRY	DINING	1470	850	DOUBLE HUNG	ALUMINIUM	STANDARD
BW8H	11B GROUND ENTRY	FOYER	480	1280	LOUVRE	ALUMINIUM	STANDARD
BW09	11B FIRST FLOOR	BED 4	1400	1800	SLIDING	ALUMINIUM	STANDARD
BW10	11B FIRST FLOOR	BED 3	1400	1800	SLIDING	ALUMINIUM	STANDARD
BW11	11B FIRST FLOOR	BED 2	1400	1800	SLIDING	ALUMINIUM	STANDARD
BW12	11B FIRST FLOOR	GUEST	1400	1800	SLIDING	ALUMINIUM	STANDARD
BW13	11B FIRST FLOOR	L'DRY	480	900	LOUVRE	ALUMINIUM	STANDARD
BW14	11B FIRST FLOOR	MASTER	1470	3600	SLIDING	ALUMINIUM	STANDARD
BW15	11B FIRST FLOOR	ENS	480	1280	LOUVRE	ALUMINIUM	STANDARD

DOOR GLAZING SCHEDULE-#11B

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES.
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STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT
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NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
BD01	11B GROUND REAR	LIVING	2280	3650	STACKING	ALUMINIUM	STANDARD

BAL - 29

BUSHFIRE NOTES:
BAL = 29
PLEASE REFER TO BUSHFIRE REPORT BY S & K JOHNSON CONSTRUCTIONS PTY LTD (KRISANN JOHNSON)
AND CONSTRUCTED IN ACCORDANCE TO AS 3959-2018

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS.

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
SHEET: 7 OF 9
LOT No: 29 **DP No:** 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL

GLAZING SCHEDULE
SCALE: As Shown
SHEET SIZE: A3
START DATE: 04.09.20
DWG No: J4496

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
14.07.21	RETAINING CHANGES	P	JS
09.08.21	PLAN UPDATES	Q	JS
06.09.21	CLIENT UPDATES	R	MS
08.09.21	RETAINING REAR OF SITE	S	MS

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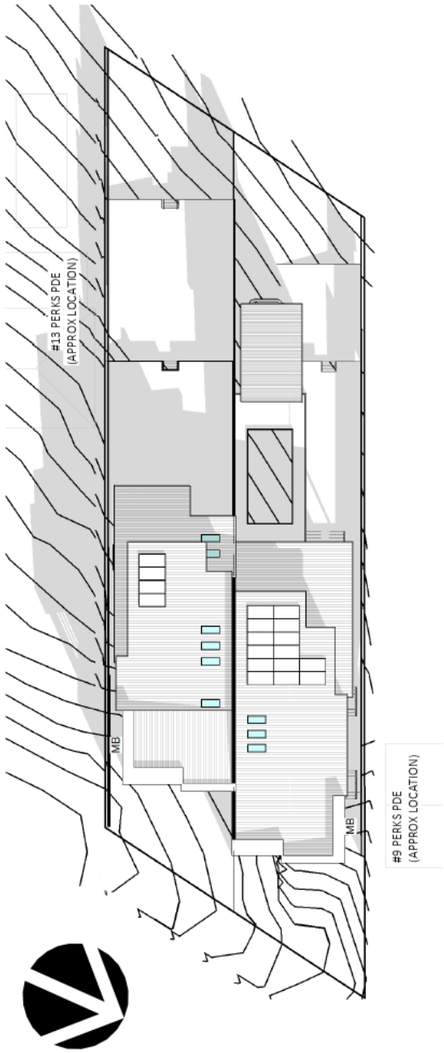
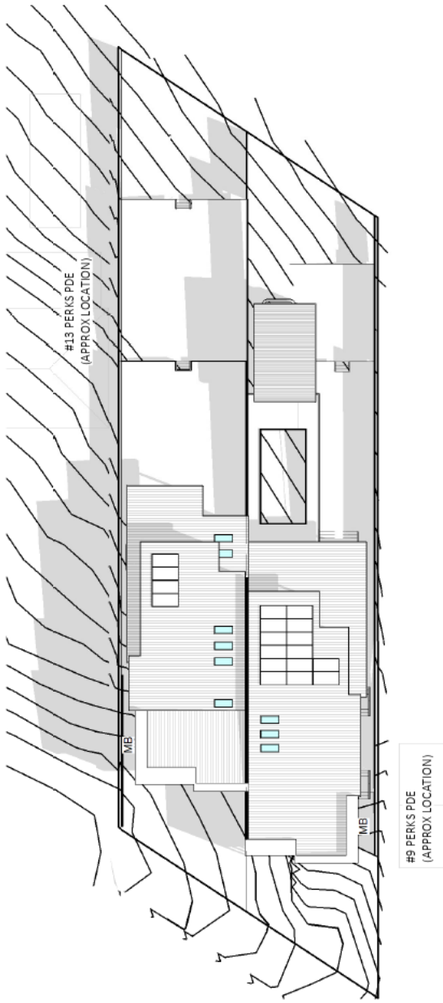


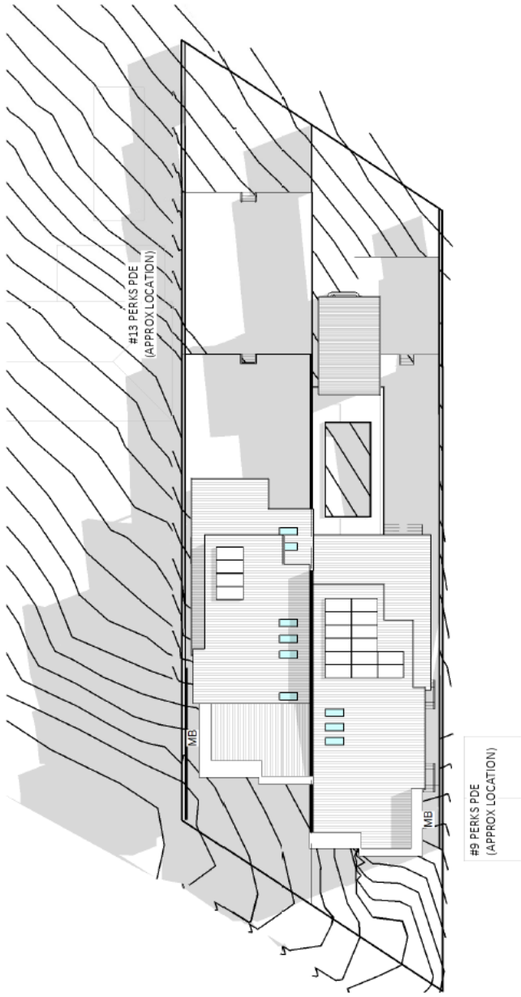
SHADOW DIAGRAM SCALE 1:300

WINTER SOLSTICE 9AM



SHADOW DIAGRAM SCALE 1:300

WINTER SOLSTICE 12PM



SHADOW DIAGRAM SCALE 1:300

WINTER SOLSTICE 3PM

BAL - 29

BUSHFIRE NOTES:

BAL = 29

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BASIX NOTES:

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PROJECT: PROPOSED DUAL OCCUPANCY

STATUS: DA PLANS

SHEET: 8 OF 9

LOT No: 29 **DP No:** 231845

STREET: 11 PERKS PARADE, PORT MACQUARIE

CLIENT: CALDWELL

SHADOWS

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	04.09.20
DWG No:	J4496

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
19.11.20	CONCEPT DESIGN	B	BI
9/7/21	FILL HEIGHT	N	JC
14.07.21	RETAINING CHANGES	P	JS
09.08.21	PLAN UPDATES	Q	JS
06.09.21	CLIENT UPDATES	R	MS
08.09.21	RETAINING REAR OF SITE	S	MS

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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.*

REVISED DECEMBER 2019

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.

STRUCTURAL PROVISIONS
Structural Design Manuals – is satisfied by complying with:
a) 3.0.3, 3.0.4, 3.0.5 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.
3.0.5 - Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software and Part 3.4.0.2 of the BCA.

SITE PREPARATION
Earthworks - Earthworks are to be undertaken in accordance with Part 3.1.1 of the BCA.
Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.
Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in Part 3.1.3 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 3.1.4.4 of the BCA.
c) The Acceptable Construction Practice as detailed in accordance with Part 3.1.4 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-proofing 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; except as provided for by Part 3.3.2.0 (a), or
b) AS 4773 Part2 1 and 2

FRAMING
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/NZS4600.
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: Part 3.5.1 BCA - AS2050.
b) Metal Roof Cladding: Part 3.5.1 BCA - AS1562.1.
c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3.
Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.5.3 of the BCA, or, AS/NZS 3500.3 – Stormwater drainage.
Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of Part 3.5.4 of the BCA.
Autoclaved Aerated Concrete to AS5146.1
Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING
Glazing – 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 under Part 3.6.0 BCA
a) AS 2047.
b) AS 1288.

FIRE SAFETY
Fire Hazard properties of materials to comply with Part 3.7.1 of the BCA.
Fire Separation of external walls to comply with Part 3.7.2 of the BCA.
Fire Separation of separating walls & floors to comply with Part 3.7.3 of the BCA.
Fire Separation of garage top dwelling to comply with Part NSW 1.1 of the BCA.
Smoke Alarms & Evacuation lighting to comply Part 3.7.5 of the BCA.

BUSHFIRE AREAS
Bushfire Areas – 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 3959, except as amended by planning for bushfire protection and, 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 undersection 79BA 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 3.10.4 of the BCA if located in an alpine area.

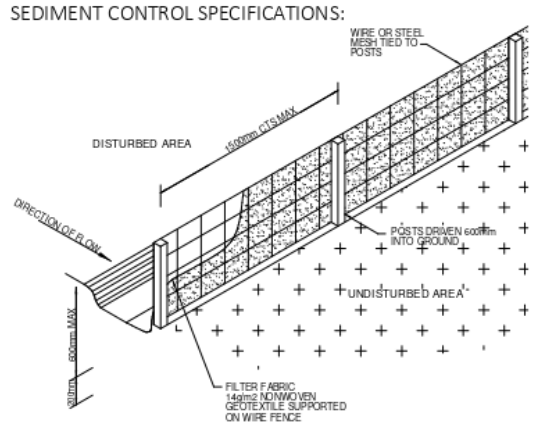
HEALTH AND AMENITY
Wet Areas and External Waterproofing – building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1 & AS4654.2
Room Heights – are to be constructed 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.
Condensation Management to be provided in accordance with ACP Part 3.8.7 BCA.

SAFE MOVEMENT AND ACCESS
Stair Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.1 of the BCA.
Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.2 of the BCA.
Protection of openable windows to Part 3.9.2 of the BCA.

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS
3.10.1 - Swimming Pools
Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.
Swimming Pool Water recirculation Systems – is to be designed and constructed in accordance with AS1926.3.
High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 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
3.10.2 - Earthquake Areas subject to "seismic activity" to be constructed in accordance with Part 3.0 BCA.
3.10.3 - 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.
3.10.4 - Construction "Alpine Areas" in accordance with Part 3.10.4.
3.10.5 - Construction in Bushfire Prone Areas in accordance with Part 3.10.5.
3.10.6 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the acceptable construction practice of Part 3.10.6 of the BCA, or alternatively be engineer designed in accordance with Part 3.0 of the BCA.
3.10.7 - Boilers, Pressure Vessels, Heating Applicances, Fire Places, Chimneys & Flues to be in accordance with Part 3.10.7 of the BCA.

ENERGY EFFICIENCY
Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate, and the requirements of NSW parts 3.12.1, 3.12.3 & 3.12.5 of the BCA.

SEDIMENT CONTROL SPECIFICATIONS:



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

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PROJECT: PROPOSED DUAL OCCUPANCY
STATUS: DA PLANS
SHEET: 9 OF 9
LOT No: 29 **DP No:** 231845
STREET: 11 PERKS PARADE, PORT MACQUARIE
CLIENT: CALDWELL

BUILDING SPECIFICATIONS

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	04.09.20
DWG No:	J4496

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
14.07.21	RETAINING CHANGES	P	JS
09.08.21	PLAN UPDATES	Q	JS
06.09.21	CLIENT UPDATES	R	MS
08.09.21	RETAINING REAR OF	S	MS

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Developer Charges - Estimate

Applicants Name: GK & AM Caldwell
Property Address: 11 Perks Street, Port Macquarie
Lot & Dp: Lot(s):29,DP(s):231845
Development: DA 2021/600 - Dual Occupancy

PORT MACQUARIE HASTINGS

154 2021 0157 01

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	$10,498.00	Per ET	$6,298.80
2	Sewerage Scheme Port Macquarie	1	$3,983.00	Per ET	$3,983.00
3	Since 1.7.04 - Major Roads - Port Macquarie - Per ET	1	$7,869.00	Per ET	$7,869.00
4	Since 31.7.18 - Open Space - Port Macquarie - Per ET	1	$5,798.00	Per ET	$5,798.00
5	Commenced 3 April 2006 - Com, Cul and Em Services CP - Port Macquarie	1	$4,760.00	Per ET	$4,760.00
6	Com 1.3.07 - Administration Building - All areas	1	$937.00	Per ET	$937.00
7	N/A				
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			$426.00
16					
17					
18					
	Total Amount of Estimate (Not for Payment Purposes)				**$30,071.80**

Not for Payment Purposes

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: **7-Oct-2021**

Estimate Prepared By Steven Ford

This is an ESTIMATE ONLY - NOT for Payment Purposes

& AM Caldwell, 11 Perks Street, Port Macquarie, 7-Oct-2021.xls

PORT MACQUARIE-HASTINGS COUNCIL

Item: **06**

Subject: **DA2021-470.1 MULTI DWELLING HOUSING AND COMMUNITY TITLE SUBDIVISION AT LOT 47 DP 1230717, 39 ANTIGUA AVENUE, LAKE CATHIE**

Report Author: Development Assessment Planner, Steven Ford

Applicant:	**Manuka Property Holdings Pty Ltd c/- Encompass Drafting**
Owner:	**Manuka Property Holdings Pty Ltd**
Estimated Cost:	**$1,938,175**
Parcel no:	**68222**

Alignment with Delivery Program

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

RECOMMENDATION

That DA2021 - 470.1 for Multi Dwelling Housing and Community Title Subdivision at Lot 47, DP 1230717, No. 39 Antigua Avenue, Lake Cathie, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a development application for a Multi Dwelling Housing and Community Title Subdivision at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following public exhibition of the application, 5 submissions and a petition were 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).**

The reason for the application being referred to Council's Development Assessment Panel (DAP) is three (3) or more objections to the proposal have been received. A copy of the DAP Charter outlining the delegations and functions of the DAP is available on Council's website.

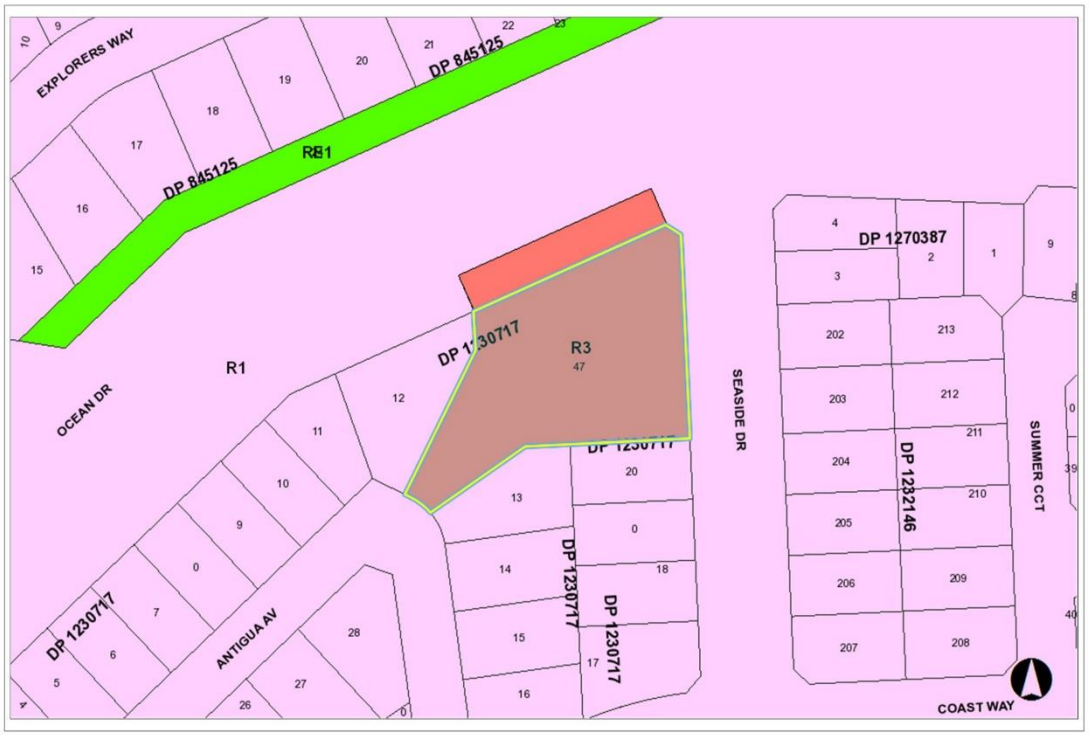
Report

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 3,092m^2.

The site is zoned R3 Medium Density 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 nine (9) dwellings, associated earthworks, driveway and visitor parking.
- Community title subdivision.
- Site access is limited to Antigua Avenue.

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

Application Chronology

- 15 June 2021 - Application Lodged
- 21 June to 05 July 2021 - Neighbour notification
- 23 June 2021 - Engineering plans provided
- 02 August 2021 - Response from RFS referral received
- 08 August 2021 - Additional information received
- 15 September 2021 - Additional information, response to submission and amended plans received.
- 29 September 2021 - Amended Site Plans received.

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) 2021

Clause 6 - This SEPP applies to all non-rural zoned land within the Port Macquarie-Hastings Local Government Area.

Clause 12 - Having considered the SEPP, the application and on completion of a site inspection, Council is not prevented from granting consent in this case for the following reasons:
1. The property is subject to a KPOM but no clearing applies, or
2. The site is not considered to be core koala habitat.

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

BASIX certificates 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.

State Environmental Planning Policy (Infrastructure) 2007

Clause 45 - Development in proximity to electricity infrastructure - referral to Essential Energy has been completed having regard for any of the following:

(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
(b) development carried out:
  (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or
  (ii) immediately adjacent to an electricity substation, or
  (iii) within 5m of an exposed overhead electricity power line,
(c) installation of a swimming pool any part of which is:
  (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or
  (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.

Essential Energy have no specific concerns regarding the development, but have provided some general advice. The advice received from Essential Energy has been forwarded the Applicant for consideration.

Clause 101 refers to development with frontage to a classified road. In this case, the development does not create any additional crossovers onto the classified road or substantial increase in traffic. Therefore, no adverse impact on the road network will occur.

In terms of noise impacts, the dwellings will provide screening and/or separation to the classified road. It also appears that AADT numbers range from 20,000+ vehicles per day in that area of Ocean Drive Lake Cathie based on RMS data. Using the *Development Near Rail Corridors and Busy Roads* document as a guide, houses would need Category 2 construction based on Heggies acoustic assessment of the potential impacts from road traffic noise from Ocean Drive. An appropriate condition is recommended.

Based on the above, the proposed development addresses relevant clauses in the SEPP and will not to create any significant adverse conflict in terms of traffic or noise.

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 R3 Medium Density Residential.
- Clause 2.3(1) and the R3 zone landuse table - The multi dwelling housing is a permissible landuse with consent. Following subdivision, each community title lot will contain a detached dwelling and a community lot.

  The objectives of the R3 zone are as follows:

  - *To provide for the housing needs of the community within a medium density residential environment.*
  - *To provide a variety of housing types within a medium density residential environment.*
  - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- Clause 4.1 - Does not apply as the proposal is for community title subdivision
- Clause 4.1A - The minimum lot size does not apply to the proposal as it is characterised multi dwelling housing development.
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 4.97m which complies with the standard height limit of 11.5m applying to the site.
- Clause 4.4 - The floor space ratio of the proposal is 0.44:1 which complies with the maximum 1.50:1 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 - Development subject to acoustic controls - The subdivision that created the lot included an assessment of road traffic noise from Ocean Drive. The assessment resulted in the following restriction being registered on the title of the lot:

  No building shall be erected or be permitted to remain erected upon any lot burdened unless the building has been designed to incorporate category 2 construction measures and will achieve the acceptable daytime and night time noise levels contained within AS/NZS 2107:2000 – Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors.

  A condition is recommended requiring details satisfying the above Australian Standard to be submitted prior to the issue of a Construction Certificate.

- 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. Provision of electricity will be subject to obtaining satisfactory arrangements certification prior to the issue of a Subdivision Certificate as recommended by a condition of consent.

(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: Part B - General Provisions - B2: Environmental Management			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Satisfactory arrangements can be put in place for storage and collection of waste. Standard condition recommended for construction waste management. Note: The site has been reviewed regarding manoeuvrability and confirmation of access for private off street waste collection has been received from JR Richards.	Yes
Cut and Fill Regrading			
4	a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	The proposed earthworks have been designed to ensure no cut or fill greater than 1m is proposed greater than 1m outside of the external walls of the development. See Engineering Plans - Earthworks, sheet S01, Dwg No. 2020-30 by D.R.J, Mar 2020.	Yes
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	The proposal has been designed to have no	Yes

		proposed retaining wall greater than 1m. However, due to the proximity to side boundaries, a recommended condition requiring engineering certification must be provided prior to release of the Construction Certificate.	
	b) Where a combination of a fence and a wall is proposed to be greater than 1.2m high: – be a maximum combined height of 1.8m above existing property boundary level; – be constructed up to the front boundary for a maximum length of 6.0m or 30% of the street frontage, whichever is less; – the fence component has openings which make it not less than 25% transparent; and – provide a 3m x 3m splay for corner sites, and – provide a 900mm x 900mm splay for vehicle driveway entrances.	Noted that all proposed retaining walls are proposed within the existing fence line of the development. In particular, there will be no change to the 1.8m high existing fence line along the southern boundary of the development. The front gate is proposed approximately 11m from the front boundary. The gate is less than 6m wide and designed to comply with this clause. The setback from the street frontage will allow cars to park on the driveway while opening and closing. The front landscaping wall, will be approximately 3m in length, incorporate signage, mailbox and generally complies with this clause.	Yes

DCP 2013: Part B - General Provision - B3: Hazards Management			
Bushfire Hazard Management			
18	a) APZs are to be located outside of environmental protection zones and wholly provided within private land. Note perimeter roads provided as part of a residential subdivision are classified as being part of the	N/A	N/A

	subdivision and not a separate permissible land use within environment protection zones.		
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	N/A	N/A

DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Road Hierarchy			
Parking Provision			
24	a) Off-street Parking is provided in accordance with Table 3. 1 parking space per each 1 or 2 bedroom unit + 1 visitor's space per 4 units. 1.5 spaces per each 3 or 4 bedroom unit + 1 visitor's space per 4 units.	Proposal involves a total of 9 dwellings in total. 4 x 2 bedroom dwellings = 5 spaces 5 x 3 bedroom dwellings = 8.75 spaces Minimum of 13.75 on-site spaces required. Total of 19 on-site parking spaces are proposed. Total of 16 within garages, plus 3 on-site visitor spaces. The proposed development exceeds the minimum requirement by providing an additional 5 spaces.	Yes
Parking Layout			
28	c) Parking spaces shall generally be behind the building line but may be located between the building line and the street when: − it is stacked parking in the driveway; or	All proposed garages comply with this clause. Visitor parking 1, is forward of the building line but is setback	Yes

	− it can be demonstrated that improvements to the open space provided will result; and − the spaces are screened (densely landscaped or similar) from the street by a landscaping with a minimum width of 3.0m for the entire length of the parking area.	more than 5m from the front boundary, allowing adequate landscaping and masonry fence to soften any perceived impacts.	
	d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking.	Capable of complying. Standard condition have been recommended.	Yes
34	a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.	Engineering plans have been provided demonstrating stormwater drainage. Council's stormwater engineers have reviewed the plans and considered adequate to address this clause. Standard condition has been recommended requiring a section 68 application prior to release of the construction certificate.	Yes
	b) Council will not permit the discharge of stormwater directly into kerbing and guttering or table drains for any development other than that of a minor nature.	Council engineers have review the plans and considered the site capable of being managed. Standard Section 138 condition has been recommended.	Yes

DCP 2013: Part B - General Provisions - B5: Social Impact Assessment and Crime Prevention			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Crime Prevention			
43	a) The development addresses the generic principles of crime prevention: − Casual surveillance and sightlines; − Land use mix and activity generators;	No concealment or entrapment areas proposed. Adequate casual surveillance available.	Yes

	− Definition of use and ownership; − Basic exterior building design; − Lighting; − Way-finding; and − Predictable routes and entrapment locations; − as described in the Crime Prevention Through Environmental Design (CPTED) principles.	Note: proposed gate is to be automated, by being open during day light hours and closed overnight.	

DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Front Setbacks			
44	a) Dwellings may incorporate an articulation zone to a street frontage at no less than 3m from property boundary. The following building elements are permitted within the articulation zone: − 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. b) These building elements should not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.	No building elements forward of the building line frontage towards Antigua Avenue. It is noted that a hardstand car parking space and private bin collection area is within the front setback. However, these are not covered, have the ability to be screened with landscaping and meet the minimum front setback from the front boundary. These elements forward of the building line of the first dwelling is not anticipated to detract from the existing streetscape. The objectives of this clause have been satisfied.	Yes
	c) The primary road front setback shall be: Classified road = any frontage 6.0m Primary frontage = 4.5m Secondary frontage = 3.0m Ancillary Lane = 2.0m	Minimum 10m front setback to front building line of Unit 1 to Antigua Avenue.	Yes

	Large lot residential and rural zones = 10.0m		
45	a) A garage, carport or car parking space should: − be at least 1m behind the building line, where the dwelling(s) has a setback from a front boundary of 4.5m or more, or − be at least 5.5m from a front boundary, where the dwelling(s) has a setback of less than 4.5m.	Garages are appropriately located behind the building line. Position of proposed garage doors are unlikely to impact the streetscape and provides safe and functional vehicular access. Garage location and turning circles have been demonstrated on Drawing No. A002.0,	Yes
	b) The total width of the garage/carport openings should not be more than 6m and not more than 50 per cent of the width of the building.	NA - no garage opening addressing the street frontage of Antigua Avenue.	NA
	c) Driveway crossovers are no greater than 5.0m in width.	Single 5m wide driveway crossover and 0.8m path is proposed.	Yes
	d) Where a dual occupancy or attached dwelling is proposed on a corner lot a garage and driveway is provided on each road frontage.	Note, While the subject land also abuts Seaside Drive to the East, and Ocean Drive to the North, with consideration of the R3 medium density zoning of the subject land, industry best practice for road and transport planning, guides that access to a development of this nature should be from the lower hierarchy road, being in this case, Antigua Avenue. As such, the subdivision plan and 88b document for the subject land (parent lot), has a restriction on the land, stating “no vehicular access to and from Seaside Drive is permitted”.	NA
Side and Rear Setbacks			

46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	The site is irregular in shape so side and rear boundaries are not atypical. However, it is considered that the rear setback is the eastern boundary of the lot. This setback relates to Units 5 and 9. It is noted that this boundary is not adjacent to adjoining private open space or dwellings.	Generally, yes. see further discussion below this table
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	NA	NA
	c) Council may consider varying rear setback requirements where it is demonstrated that the private open space could achieve better solar access between the building and the side setback. In that instance, one side setback should be a minimum 4m in width (for an equivalent length of rear boundary, behind building line) and the rear setback may be reduced to 900mm.	See comments below.	Generally, yes. see further discussion below this table.
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Side setbacks based on the existing side boundaries of the parent lot. Unit 1 - 900mm Unit 2 - 1700mm Unit 3 - 1006mm Unit 4 - 1300mm Unit 5 - 2413mm and 2021mm Unit 6 - 2300m & 900mm Unit 7 - 900mm Unit 8 - 1500mm Unit 9 - 2500mm and 2000mm	Yes.

		Note all internal proposed side setbacks for community title lots comply with 900mm development provisions.	
	b) First floors and above (including single storey with floor level >1m) should be setback a minimum of 3m from the side boundary, or reduced down to 900mm where it can be demonstrated that the adjoining property's primary living rooms and principal private open space areas are not adversely overshadowed for more than 3hrs between 9am - 3pm on 21 June.	NA - single storey development.	NA
	c) First floors and above should have building walls that step in and out at least every 12m by a minimum of 500mm articulation. Where first floors and above are setback >3m, wall articulation is not required.	NA - single storey development.	NA
Private Open Space			
48.	a) All dwellings should have a minimum area of private open space of 35m2, which includes a principal private open space area with: − a minimum dimension of 4m x 4m, and − a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and − direct accessibility from a ground floor living area and orientated to maximise use.	All proposed dwelling have been provided with compliant private open space. Each dwelling contains various configurations of private open space meeting the minimum of 35m2 open space in one area. This includes minimum 4x4m dimensions and direct access from living areas. See Drawing No. A002.0. There are no adverse impacts identifiable. The proposal is considered to adequately address the objectives of this clause.	Yes

	b) Private open space may include clothes drying areas and garbage storage.	Noted. There are no adverse concerns identifiable.	Yes
Public Domain and Fencing			
49	a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans.	Front Fence and Gate details have been provided during the assessment and considered to generally comply with the development provisions of the DCP. No change to existing boundary fences proposed adjoining Ocean Drive or Seaside Drive.	Yes
	b) Solid Front fences up to 1.2m high should be: − Setback 1.0m from the front boundary, and − Suitably landscaped to reduce visual impact, and − Provide a 3m x 3m splay for corner sites.	NA - no new fences proposed.	NA
	b) Front fences proposed to be more than 1.2m high should be a maximum of 1.8m in height, above existing front property boundary level, and either: − Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the total length of the fence, or − be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage,	NA - no new fences proposed.	NA
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	NA - no new fences proposed.	NA

	d) provide a 3m x 3m splay for corner sites, and	NA - no new fences proposed.	NA
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	NA - no new fences proposed.	NA
Bulk and Scale			
51	a) Direct views between indoor living rooms and principal private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots, including possible dwellings on future lots, should be obscured or screened where: − Ground and first floor (and above) indoor living room windows are within a 9m radius. − Direct views between principal private open space areas where within a 12m radius. − Direct views between indoor living rooms of dwellings into the principal area of private open space of other dwellings within a 12m radius.	The development will not compromise privacy in the area due to a combination of building design, setbacks, elevation and fencing. In particular primary the development is considered single storey and living spaces are located at a proposed level lower than the existing ground level. Due to the proposed site levels and the 1.8m high boundary fences, there will be no direct views to primary living areas of adjoining developments. It was raised with the applicant regarding increasing the fence height or providing screening plants along the southern boundary. However, it was considered that the existing fence and internal retaining wall will provide enough height to maintain a satisfactory level of privacy.	Yes, based on merit of the proposed development.
	b) A balcony, deck, patio, pergola, terrace or verandah should have a privacy screen where there are direct views of: − Indoor living room windows of adjacent dwellings, including proposed dwellings approved on adjoining lots within 9m radius; or	As discussed above, due to the nature of the development being single storey and existing 1.8m high boundary fence. Additionally screening will not have a measurable impact to protect privacy.	Yes

	− Principal areas of private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots within a 12m radius.		
	c) Privacy protection is not required for: − Any Indoor living room windows with a sill height of greater than 1.5m above the finished floor level of that room or where fixed non-openable translucent glass is installed to the same height.	The proposed development has been designed to limit the number of windows from living spaces overlooking side boundaries. There are no adverse impacts identifiable.	Yes
	d) Direct views described above may be reduced or obscured by one of the following measures (details to be submitted with the development application): − 1.8m high fence or wall between ground-floor level windows or between a dwelling and principal private open space − Screening of minimum 1.7m height, that has 25% openings (max), with no individual opening more than 30mm wide, is permanently fixed and is made of durable materials. − A window, the whole of which has translucent glass and is not able to be opened.	As discussed above, due to the nature of the development being single storey and existing 1.8m high boundary fence. Additionally screening will not have a measurable impact to protect privacy.	Yes
Roof Terraces			
52	a) Direct views between roof terraces and indoor living room windows or principal areas of private open space of adjacent dwellings should be screened where:	None proposed.	NA

	− Ground and first floor (and above) indoor living room windows are within a 9m radius of the trafficable area of the roof terrace; Direct views between roof terraces principal areas of private open space within a 12m radius of the trafficable are of the roof terrace.		
	b) Screening should only be considered where: − the height of the screen does not exceed the maximum building height; and − the screening contributes to the building form, and − the screening is integrated into the design of the roof; and − is constructed and designed with materials complementary to the building.	None proposed.	NA
	c) Lighting installations on roof terraces should be: – contained within the roof terrace area and located at a low level, and – appropriately shaded and fixed in a non-adjustable manner so that light is projected downwards onto the floor surface of the terrace. − designed in compliance with Australian Standards AS4282 - *Control of obtrusive effects of outdoor lighting*.	None proposed.	NA
Ancillary Development			
56	a) For ancillary development in R1 General Residential, R2 Low Density Residential, R3 Medium Density	None proposed.	N/A

	Residential, R4 High Density Residential, R5 Large Lot Residential and RU5 Village zones: − The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot should not be more than 4.8m above ground level (existing). − The building should be single storey construction with a maximum roof pitch of 24 degrees. − The maximum area of the building should be 60m2 for lots less than 900m² and maximum of 100m² for larger lots. − Ancillary development that is a garage, or an outbuilding, or a rainwater tank should not be located in front of the main building line with the exception of swimming pools.		

DCP 2013: Chapter 5.2 Lake Cathie - Bonny Hills			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
350	Development subject to acoustic controls as identified in the Port Macquarie-Hasting LEP 2011 is to comply with *AS3671 Acoustics - Road traffic noise intrusion - Building siting and construction*. In particular, ○ Minimising the number of windows and openings which directly face the potential noise source ○ Locating noise insensitive areas such as kitchens, storage areas, laundry and garage, toward potential noise sources	Consideration to design has been provided. No changes to the existing acoustic fence is proposed. Existing Section 88b restriction to ensure that future dwellings complying with Category 2 controls within the Australian Standard. See comments earlier under Clause 7.9 of the LEP.	Yes

	○ Incorporating courtyard walls and boundary fences as barriers to potential noise sources		
	Subdivision layout avoids the need for acoustic fencing or noise barriers and is designed to minimise noise impacts by: ○ Using natural topography to prevent line of sight ○ Locating non-sensitive activities as a buffer to residential areas ○ Orienting dwellings away from noise sources Identifying areas where new dwellings will need to incorporate noise mitigation measures	Proposal has existing acoustic fencing along Ocean Drive frontage. Design considerations have been provided to areas facing Ocean Drive.	No, but acceptable.
	Acoustic fences or noise barriers are not used on significant corner sites with noise attenuation achieved through building design measures.	Proposal includes acoustic fencing along Ocean Drive frontage and around 'significant corner' to Seaside Drive. In this instance the history of subdivision, restrictions on vehicular access locations, and need to provide a private open space area have made it difficult to achieve the significant corner treatment in this instance.	No, but acceptable
	The first subdivision application adjoining Ocean Drive must provide a plan for an integrated fence solution for residential and noise attenuation fencing along the entire precinct boundary to Ocean Drive for the relevant precinct (precinct fencing plan). Subsequent subdivision applications demonstrate compliance with the approved precinct fencing plan.	Existing Boundary fence to Ocean Drive and Seaside drive frontages. No new fencing is proposed.	N/A

	Fences and associated landscaping adjoining Ocean Drive, other than in the Special Treatment Area or on Significant Corner Lots: ○ Are designed and assessed at subdivision stage ○ Are constructed prior to issuing the subdivision certificate ○ Provide a consistent and unobtrusive design within the Ocean Drive corridor ○ Are located only on private property ○ Are a maximum height of 1.8 metres above ground level (finished).	Fencing and landscaping consistent with the adjoining development.	Yes
	A landscape buffer of 10 metres depth is provided in the areas indicated on Figure 5.2-4 to provide visual screening to the rear of residential and commercial property from Ocean Drive.	Road widening for 10m wide landscape buffer was provided in the site frontage as part of DA2016/465.	Yes
354	Development on significant corners identified in Figure 5.2-4, other than Houston Mitchell Drive, must address Ocean Drive as well as the primary street. Including: ○ having consistent materials, finishes and fencing to both frontages ○ providing verandahs, balconies, awnings and other building articulation to both frontages (see Figure 5.2-19) ○ where in a residential zone, fences are in accordance with Figure 5.2-18.	The proposed development built form is consistent with current building material and finishes utilised throughout the existing locality. Considering the development is single level and living areas predominately lower than the existing fences and estate signage. The proposed development does not include any building on the significant corner site, but responds to the existing street amenity and implications of higher density development. Existing fences are consistent with Figure 235 of DCP 2013.	No, but acceptable based on merit and constraints of the subject lot.

	Landscaping is provided on and in the road reserve adjacent to significant corner lots. Landscape treatment should: ○ be designed to reduce the visual impact of the road infrastructure at these locations ○ facilitate pedestrian movement between Ocean Drive and the secondary street network ○ incorporate gateway signage ○ clearly delineate the entrances to each area.	Submitted landscaping plan is consistent with this provision. No changes to existing pedestrian movement from Ocean Drive and Seaside Drive. No change to gateway signage. No proposed entrances from Seaside Drive or Ocean Drive.	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.

The proposal seeks to vary Development Provision relating to Clause 46, regarding a minimum 4m rear setback variation for Units 5 and 9. The rear setbacks proposed are within 4m of the proposed assumed eastern rear setback Development Provision. A screenshot of the proposed site layout is identified below.

The relevant objectives are:

- To ensure no adverse overshadowing or privacy impacts to neighbouring properties.
- To allow adequate natural light and ventilation between dwellings/buildings and to private open space areas.
- To provide useable yard areas and open space.

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

- The development satisfies the relevant objectives of the R3 medium density land zoning and provides an alternative form of housing accommodation.
- The application is for 9 dwellings at a density equal to 0.44:1, which is floor space ratio applying to the site of 1.5:1.
- The proposed development being single storey is significantly under the allowable height of building of 11.5m.
- The proposed development is compatible with all other development provisions outlined in the Development Control Plan 2013.
- The site is irregular in configuration and therefore the proposed rear setbacks are adjoining what would be generally described as the side setbacks. Based on merit, variations to the rear setback can be considered if there is no adverse privacy or overshadowing impacts to neighbouring properties.
- No adverse impacts to Seaside Drive from a streetscape perspective.
- Due to the centre driveway aisle and orientation, it is not practical to have rear yards facing north. For the dwellings without a northern aspect, it was designed that the private open space areas would face east to provide solar access.
- The proposed dwellings will not cause adverse overshadowing to adjoining private open space or primary living areas. Due to the nature of the development being single storey and compliant with side setback development provision.
- The southern boundary is primarily cut in to the site, reducing the eave height of units 2 to 5 and further reducing overshadowing concern to adjoining properties. See Elevation & Section, Drawing No. A003.1.
- The site has constraints due to industry best practice for road and transport planning, guides that access to a development of this nature should be from the lower hierarchy road, being in this case, Antigua Avenue. In addition, there is a restriction on the subject land to have no vehicle access from Seaside Drive.
- All dwellings have compliant areas for private open space provisions.
- The proposal does not detract from the streetscape.
- Discussions have also been held with the Applicant to consider any possible increase in setbacks or reduction in unit numbers given the concerns raised by adjoining owners. However, given the nature of the development and the R3 zoning, maximum height of building and floor space ratio development provisions applying to the site, the proposed development has considered has satisfactorily responded to the existing amenity and interpreted by the developer as well within the development provisions applying to the site.

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.

(iiia) 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 and satisfactorily addresses the public domain.

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

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

The proposal does not have significant adverse lighting impacts.

There are no significant adverse privacy impacts.

There are no 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.

Access, Traffic and Transport
The development site, has road frontage to Antigua Avenue. Antigua Avenue is a 7.0 metre wide sealed public local urban street with type SE kerb and gutter (roll-over kerb) managed Council. This meets the characteristics of a local street under Council's Auspec specifications which may house a maximum of 100 tenements, or carry up to 2000 vehicles per day.

Referring to Transport for NSW (RMS) Technical Direction, TDT2013/04a, Guide to Traffic Generating Developments, it is considered reasonable to estimate that a development of this nature will generate approximately 7 daily vehicle trips per dwelling. With 10 proposed units, and 70 vehicle movements per day from the development, PMHC considers that Antigua Avenue and the adjoining road network will satisfactorily cater for any potential increase in traffic generated as a result of the development.

The closest intersection to Antigua Avenue is with Nevis St, which is also a 7.0m wide local urban street. Nevus Street has sufficient capacity to cater for the increased usage expected from this development.

As such, it is considered that the increase in traffic is not unreasonable, and the proposal will be unlikely to have any additional adverse impacts within the immediate locality in terms of access, transport and traffic.

Site Frontage and Access
All vehicle access is proposed through a 5.8m wide driveway fronting Antigua Avenue. While the subject land also abuts Seaside Drive to the East, and Ocean Drive to the North, with consideration of the R3 medium density zoning of the subject land, industry best practice for road and transport planning, guides that access to a

development of this nature should be from the lower hierarchy road, being in this case, Antigua Avenue. As such, the subdivision plan and 88b document for the subject land (parent lot), has a restriction on the land, stating “no vehicular access to and from Seaside Drive is permitted”.

PMHC consider it reasonable that this restriction remains and should be adhered to. Driveway access from Ocean Drive is not considered viable due to the safety concerns of introducing turning traffic across an arterial route. Seaside Drive is a local urban collector road and thus a higher category road than Antigua Avenue. In line with industry best practice, access off Seaview Avenue is considered less desirable than access from the lower category road, particularly given the proximity of a potential driveway off Seaside Drive to Ocean Drive, which will become traffic signals in the future.

Access shall comply with Council AUSPEC and Australian Standards, and conditions have been imposed to reflect these requirements.

Parking and Manoeuvring
Due to the proposed layout of the development, suitable manoeuvrability of cars is required to enable vehicles to enter and exit the site in a forward manner, and manoeuvre internal visitor car parking without hindering entry/exit from garages.

Site plans show adequate area is available and conditions have been imposed to reflect these requirements.

Water and Sewer
PMHC allow 1 junction to service strata/community title subdivisions up to 4 ET. Beyond 4 ETs, discharge into a manhole is required.

The proposed development shall drain all sewage to a new sewer manhole. All design & works shall be in accordance with Council’s adopted AUSPEC Specifications.

Each proposed dwelling will need to be separately metered for water, meters may be either located at the road frontage or internally with a master meter at the boundary. 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 Section 68 application.

Appropriate conditions are recommended in this regard.

Stormwater
The site naturally grades towards the north-east and is currently serviced via an existing interallotment drainage system.

The legal point of discharge for the proposed development is defined as a direct connection to existing interallotment drainage system servicing the site.

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

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

- On site stormwater detention facilities
- Confirmation of driveway details
- Provision of interallotment drainage to allow the proposed development to drain to the nominated point of discharge via a single suitably sized conduit.

Refer to relevant conditions of consent.

Other Utilities
Telecommunication and electricity services are available to the site. Evidence of satisfactory arrangements with the relevant utility authorities for provision to each proposed lot will be required prior to Subdivision Certificate approval.

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.

Watercycle
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
The site has limited frontage to Antigua Avenue and kerbside collection is not desirable on Ocean Drive or Seaside Drive due to potential conflicts with traffic movements at the intersection. A condition is recommended requiring a private waste collection service with a suitable title restriction on each of the proposed lots. Standard precautionary site management condition also recommended for construction activities.

Note: a confirmation letter from a private waste service has been providing, confirming sufficient site access has been provided for service vehicles.

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.

No adverse impacts anticipated. See comments under Clause 7.9 of the LEP regarding road traffic noise.

Condition recommended to restrict construction to standard construction hours.

Bushfire
The site is identified as being bushfire prone.

The Applicant has submitted a bushfire report prepared by a Certified Consultant.

An assessment of bushfire risk having regard to section 4.3.5 of Planning for Bushfire Protection 2019 including vegetation classification and slope concludes that a Bushfire Attack Level 12.5 applies to Unit 1(Lot 2) only shall be required.

In accordance with Section 100B - *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, which will be incorporated into the consent.

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 is available. The proposed gate is considered acceptable.

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 access and manoeuvrability have been adequately addressed and appropriate conditions of consent recommended.

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

Following exhibition of the application in accordance with the Community Participation Plan, 5 submissions and a petition opposing DA2021/470 were received. Key issues raised in the submissions received and comments are provided as follows:

Submission Issue/Summary	Planning Comment/Response
Density of development - Proposed dwellings are not in character with the street. - Negative impact on the feel of the neighbourhood	The site is zoned R3 Medium Density Residential. Within this land zoning multi dwelling housing is a permissible landuse with consent. *The objectives of the R3 zone are as follows:* o *To provide for the housing needs of the community within a medium density residential environment.* o *To provide a variety of housing types within a medium density residential environment.* o *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* The proposal meets the requirements of the Port Macquarie Hastings Local Environment Plan 2011 and addresses the Development Control Plan 2013. In particular, the proposed 9 dwellings have a floor space ratio density equal to 0.44:1, which is well under floor space ratio applying to the site of 1.5:1. The proposed development being single storey is well below the allowable height of building of 11.5m. Antigua Avenue is characterised by a mix of single and two storey dwellings. The proposed development is single storey and will incorporate similar materials and finishes to

Submission Issue/Summary	Planning Comment/Response
	other dwellings within the locality. With regards to character there is a mix of dual occupancies and multi dwelling housing developments within the immediate locality. This is considered to be an acceptable physical and visual change given the proposal satisfactorily addresses the planning controls applying to the site. The proposal exceeds the minimum front and side setback requirements, is within the building height limit and is below the maximum floor space ratio. Refusal of this application based on character cannot be supported.
Impact to the existing amenity of Antigua Avenue.	With regards to the type of residential development, Council initially determines developments based on permissibility. The site is zoned R3 Medium Density Residential. Within this land zoning multi dwelling housing is a permissible landuse with consent. It is considered that the proposal satisfactorily addresses all the planning controls applying to the site. Site frontage, traffic, congestion and parking are discussed below and earlier in this report.
Accumulative traffic generation, congestion and road noise.	Council's Development Engineer has reviewed the proposal and advised that the immediate local road network will be suitable to cater for the proposed development. While the subject land also abuts Seaside Drive to the East, and Ocean Drive to the North, with consideration of the R3 medium density zoning of the subject land, industry best practice for road and transport planning, guides that access to a development of this nature should be from the lower hierarchy road, being in this case, Antigua Avenue. As such, the subdivision plan and 88b document for the subject land (parent lot), has a restriction on the land, stating "no vehicular access to and from Seaside Drive is permitted". It is also noted that Antigua Avenue is subject to acoustic controls due to the proximity to Ocean Drive. Houses require Category 2 construction based on Heggies acoustic assessment of the potential impacts from road traffic noise from Ocean Drive. Refusal of the proposed development based on additional

Submission Issue/Summary	Planning Comment/Response
	traffic noise could not be supported. Regarding entering and exiting the site, appropriate manoeuvring areas are demonstrated to allow vehicles (including private waste collection) to enter and leave the site in a forward manner. This will reduce some perceived safety concerns that are in addition to the existing circumstance. Given that the subject site access is limited to Antigua Avenue. The existing traffic concerns raised are not the subject of this application. Antigua avenue road frontage is the only access achievable to the subject site. Based on merit of this application, the proposed density being well within the planning controls, refusal of the application on these grounds is not justified.
Parking - Inadequate on-site parking due to the intensity of the proposed land use. - Reliance of on-street car parking - Reduced on street car parking	As discussed earlier in this report, the proposed development has achieved the minimum off-street car parking requirements and complies with the Development Control Plan 2013. The proposal generates a minimum of 13.75 on-site spaces required. A total of 19 on-site parking spaces are proposed. Total of 16 within garages, plus 3 on-site visitor spaces. It is also noted that the turning circles have been adequately demonstrated on the plans. This indicates appropriate manoeuvring areas are provided to allow vehicles (including private waste collection) to enter and leave the site in a forward manner. The assessment needs to be based on the merits of the individual application and the proposal satisfies the off-street parking and does not rely on street parking.
Waste Collection - Bin collection due to narrow street frontage will Impact adjoin lots and street amenity.	Waste collection has been satisfied with a confirmation letter for JR Richards, regarding that the proposed development is suitable to be serviced with a private off-street waste collection service. The Community Management Statement for the site will have rules that require all bins to be stored at each residence and only move to front of block/collection point on day of collection, as all neighbouring homes on the street would do. A condition of consent has been proposed to ensure private waste collection services are

Submission Issue/Summary	Planning Comment/Response
	implemented prior to occupation or occupation certificate (whichever occurs first). As well as, a restriction on title requiring private waste collection services for the lifespan of the development.
Stormwater control - Adequate drainage plans. - Water accumulation from driveway	Stormwater plans have been reviewed by Council's Stormwater Engineers and are considered in accordance with the original subdivision design. Engineering Plans provided adequately demonstrate the site, including driveway areas, are capable of complying with stormwater requirements. Councils GIS indicates contours for upstream properties 8 Seaside Dr and 41 Antigua Ave naturally grade towards the development site. Suggest DA condition for prior to CC to demonstrate on plans how all subsoil drainage for proposed retaining walls to be connected to internal drainage system, which shall be located within the development boundary. Suggest a DA condition for prior to CC to demonstrate on plans that all driveway and hardstand areas are managed within the development site, showing how stormwater is directed to proposed internal drainage system.
Privacy - There are 3 proposed units adjoining our north west boundary fence impeding privacy of 3 North West facing living areas and directly visible from the proposed units.	The proposed development is single storey. The current boundary fences are 1.8m and will provide screening to private outdoor areas and primary living areas of adjoining dwellings. The dwellings located on lots 2,3,4,5 and 6 are below natural ground level at the rear boundary reducing any perceptions of overbearing building form, bulk and scale on adjoining properties. Additionally, there will be a 1.8m fence on top of the retaining wall, which creates a minimum 2.1m of screening between neighbouring properties. The proposed dwellings are set lower that adjoining existing floor level. This limits view lines into existing private open space and primary living areas. Additional screening will not provide additional benefit but impede solar access to the southern properties. The current design is compliant with DCP 2013 objective 47 additionally all the units to the south eastern boundary are below existing

Submission Issue/Summary	Planning Comment/Response
	ground level. Due to visual privacy being adequately address, there are no identifiable adverse impacts that could support refusal.
Automatic gates have the potential to be of significant noise disturbance to adjoining properties.	It is noted that the gate will have minimal, if any, acoustic impacts given its design, operating hours include the gate being open between 7am and 7pm and closed during night time hours.
Suggestion to improve the development; - Reduce to 6 villas, to reduced perceived impacts to the existing streetscape. - Reduce to 5 single storey units and 2 multi-level apartments located along Ocean Drive and Seaside Drive would provide same yield. - Some border gardens to encompass the site improving street appeal whilst providing native habitat. - Raised fence along southern boundaries to increase privacy. ○	The suggestion provided to improve the outcome has been forwarded to the Developer for consideration. The Developer considers that for the planning provision applying to the site with regards to density, the density of the development adequately addressed the existing streetscape and is well within the development provision. Site plans have adequately shown landscaping and will allow for future landscaping to occur during occupation. Visual privacy objectives have been met. All dwellings which address neighbouring lots are set below existing ground level. Each have retaining walls then the required 1.8m max fence height on top of them. Result is that most are between 2m – 2.8m below line of site.

(e) The Public Interest

The proposed development will be in the wider public interest with provision of appropriate additional housing.

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 need to retain the natural vegetation. 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.
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- 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. DA2021 - 470.1 Recommended Conditions
2. DA2021 - 470.1 Plans
3. DA2021 - 470.1 Contributions Estimate

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2021/470 **DATE: 11/10/2021**

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	Project No. 2010	Encompass Drafting and Design	2/06/21, as amended 15/09/21,
Floor Plans and Elevations	Project No. 2010	Encompass Drafting and Design	9/06/21
Engineering detail	DWG 2020-30	David R Johnson Consulting Engineer Pty Ltd	Mar 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:

a. the appointment of a Principal Certifying Authority; and

b. the date on which work will commence.

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

(3) (A003) The proponent shall submit an application for a Subdivision Certificate for Council certification with all relevant documentation.

(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 holidays
   - The 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 DA20210625002645-Original-1 and dated 2 March 2021, are attached and form part of this consent.

(8) (A032) The developer is responsible for any costs relating to minor alterations and extensions to ensure satisfactory transitions of existing roads, drainage and Council services for the purposes of the development.

(9) (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

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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.

(10) This consent permits the carrying out the development in stages in any order in regards to construction of individual dwellings and/or subdivision lots.

Unless specified, the conditions of this consent will apply to all stages, with any decision on any discrepancy with conditions and associated staging resting with Council.

B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE OR SUBDIVISION WORKS CERTIFICATE

(1) (B001) Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval:

- Position and depth of the sewer (including junction)
- Stormwater drainage termination point
- Easements
- Water main
- Proposed water meter location

(2) (B003) Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate or Subdivision Works Certificate (whichever occurs first) 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. Sewerage reticulation
2. 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
3. Retaining walls
4. Stormwater systems
5. Erosion & Sedimentation controls
6. Landscaping
7. Utility Services location
8. Detailed driveway profile in accordance with Australian Standard 2890, AUSPEC D1, and ASD202 &ASD207, Port Macquarie-Hastings Council current version

(3) (B006) An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.

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Such works include, but not be limited to:

Civil works

Traffic management

Work zone areas

Hoardings

Concrete foot paving

Footway and gutter crossing

Functional vehicular access

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

(4) (B010) Payment to Council, prior to the issue of a Construction or Subdivision 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 either the provisions of the following plans (as amended) or a Planning Agreement:

- Port Macquarie-Hastings Administration Building Contributions Plan 2007
- Hastings S94 Administration Levy Contributions Plan 2003
- Port Macquarie-Hastings Open Space Contributions Plan 2018
- Hastings S94 Major Roads Contributions Plan 2004
- 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 2014

The plans may be viewed on Council's website or 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) Prior to the issue of Construction or Subdivision Certificate (whichever occurs first), a Compliance Certificate under Section 307 of the Water Management Act 2000 must be obtained from the Water Authority.

- Note1:Port Macquarie-Hastings Council is defined as a Water Supply Authority under section 64 of the Local Government Act 1993. As part of the Notice of Requirements of the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution is required, prior to the issue of a Construction or Subdivision Certificate (whichever occurs first), of the Section 64 contributions, as set out in the "Notice of Payment – Developer

Charges" schedule attached to and included as part of this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with either the provisions of the relevant Section 64 Development Servicing Plan or a Planning Agreement.

Note 2: A Section 307 Compliance Certificate issued by the Water Authority at the construction certificate stage only relates to the payment of contributions in accordance with the Development Servicing Plan or a Planning Agreement. A further Compliance Certificate may be required for other water management works prior to occupation or the issue of an Occupation or Subdivision Certificate relating to the development.

Note 3: The Water Authority will accept payment of the equivalent amount of contributions under Section 608 of the Local Government Act 1993.

(6) (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.

(7) (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.

(8) (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.

(9) (B039) Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:

i. earthworks that are more than 600mm above or below ground level (existing); or

ii. located within 1m of the property boundaries; or

iii. earthworks that are more than 1m above or below ground level (existing) in any other location;

are to be submitted to the Principal Certifying Authority with the application for Construction Certificate.

(10) (B053) The design of the accesses is to be in accordance with Australian Standard 2890. Certification of the design by a suitably qualified consultant is to be provided to the Principal Certifying Authority prior to release of the Construction Certificate.

(11) (B054) A driveway longitudinal section shall accompany the section 138 application pursuant to section 138 of the Roads Act, 1993. The section shall demonstrate compliance with Council's adopted AUSPEC Design and Construction Guidelines.

(12) (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.

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(13) (B072) A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications and the requirements of Relevant Australian Standards and make provision for the following:

a) The legal point of discharge for the proposed development is defined as the kerb and gutter of a public road

b) The design is to be generally in accordance with the stormwater drainage concept plan on Drawing No 2020-30 prepared by D.R.J and dated Mar 2020.

c) The design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to pre development flow rates for all storm events up to and including the 100 year ARI event. Note that pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.

d) The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7, unless otherwise agreed in writing by Council.

e) Where works are staged, a plan is to be provided which demonstrates which treatment measure/s is/are to be constructed with which civil works stage. Separate plans are required for any temporary treatment (where applicable e.g. for building phase when a staged construction methodology is adopted) and ultimate design.

f) The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.

g) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.

h) demonstrate on plans that all driveway and hardstand areas are managed within the development site, showing how stormwater is directed to proposed internal drainage system.

i) demonstrate on plans how all subsoil drainage for proposed retaining walls to be connected to internal drainage system, which shall be located within the development boundary.

(14) The proposed development shall drain all sewage to a new sewer manhole. The abandoned sewer junction shall be removed and capped off at Council's sewer main. All design & works shall be in accordance with Council's adopted AUSPEC Specifications.

(15) Each proposed dwelling will need to be separately metered for water, meters may be either located at the road frontage or internally with a master meter at the boundary. All design & works shall be in accordance with Council's adopted AUSPEC Specifications.

(16) A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site. Water service sizing is then to be determined by the hydraulic consultant to suit the proposed development, as well as addressing fire service requirements to AS 2419 and backflow protection requirements.

(17) Prior to release of the Construction Certificate, demonstrate on plans how all subsoil drainage for proposed retaining walls to be connected to internal drainage system, which shall be located within the development boundary.

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(18) The dwellings are to be constructed in accordance with Category 2 noise level building construction and achieve the acceptable daytime and night time noise levels contained within AS/NZS 2107:2000 - Acoustics - Recommended design sound levels and reverberation times for building interiors as per the 88B instrument. Plans demonstrating compliance with Category 2 noise level building construction are to be provided to the Principal Certifying Authority, prior to the issue of the Construction Certificate.

C – PRIOR TO ANY WORK COMMENCING ON SITE

(1) (C001) A minimum of one (1) weeks' notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major sub-contractors engaged to carry out works. Works shall only be carried out by a contractor accredited with Council.

(2) (C004) Prior to works commencing an application being made to the electricity and telecommunications service providers. Services are required to be underground.

(3) (C013) Where a sewer manhole and/or Vertical Inspection Shaft (VIS) 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. at completion of installation of erosion control measures
b. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;
c. prior to the pouring of concrete for sewerage works and/or works on public property;
d. during construction of sewer infrastructure;
e. during construction of water infrastructure;

All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.

(2) (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.

(3) (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.

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(4) (D023) During all phases of demolition, excavation and construction, it is the responsibility of the applicant and their contractors to:

a. Ascertain the exact location of the Council stormwater drainage pipeline and associated pits traversing the site in the vicinity of the works.

b. Take measures to protect the in-ground Council stormwater drainage pipeline and associated pits.

c. Ensure dedicated overland flow paths are satisfactorily maintained through the site.

- Stormwater drainage pipes can be damaged through applying excessive loading (such as construction machinery, material storage and the like). All proposed structures and construction activities must be sited fully clear of Council's stormwater drainage pipes, pits, easements, watercourses and overland flow paths on the site.

- If the Council pipeline is uncovered during construction, all work must cease and the Certifying Authority and Council must be contacted immediately for advice.

Any damage caused to Council's stormwater drainage system must be immediately repaired in full and at no cost to Council.

(5) (D022) The proponent is responsible for ensuring that the existing stormwater pipe traversing/adjoining the land is not damaged while performing any works. If the existing stormwater pipe is damaged during the course of performing the works, the proponent will:

a. notify Council immediately when the breakage occurs, and

b. repair the damage at no cost to Council.

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) (E005) Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.

(3) (E010) Driveways, access aisles and parking areas shall be provided with a concrete surface. Such a surface shall be on a suitable pavement, constructed and maintained in accordance with Council's Development, Design and Construction Manuals (as amended).

(4) (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.

(5) (E038) Interallotment drainage shall be piped and centrally located within an inter-allotment drainage easement, installed in accordance with Council's current AUSPEC standards (minimum 225mm pipe diameter within a minimum 1.5m easement). Details shall be provided:

- As part of a Local Government Act (s68) application with evidence of registration of the easement with the Land Titles Office provided to Council prior to issue of the s68 Certificate of Completion; or

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- As part of a Subdivision Works Certificate with dedication of the easement as part of any Subdivision Certificate associated with interallotment drainage.

(6) (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.

(7) (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.

(8) (E056) A Certificate of Compliance under the provisions of Section 307 of the Water Management Act must be obtained prior to the issue of any occupation or subdivision certificate. 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) (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.

(10) (E061) Landscaped areas being completed prior to occupation or issue of the Certificate.

(11) (E066) Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this Consent effective to the satisfaction of Director of Council's Infrastructure Division. Such works shall include, but are not limited to the following:

a. The relocation of underground services where required by civil works being carried out.
b. The relocation of above ground power and telephone services
c. The relocation of street lighting
d. The matching of new infrastructure into existing or future design infrastructure

(12) (E068) Prior to the issue of a Subdivision Certificate, evidence to the satisfaction of the Certifying Authority from the electricity and telecommunications providers that satisfactory services arrangements have been made to the lots or dwellings (including street lighting and fibre optic cabling where required).

(13) (E072) Lodgement of a security deposit with Council upon practical completion of the subdivision works.

(14) (E076) The plan of subdivision and Section 88B instrument shall establish the following restrictions, easements and/or covenants; with Council having the benefit and having the sole authority to release, vary or modify each restriction, easement and/or covenant. Wherever possible the extent of the land affected by these covenants shall be defined by bearings and distances shown on the plan of subdivision:

a. Prohibiting direct vehicular access to and from Ocean Drive and Seaside Drive.
b. Restriction as to user in respect of all residential lots for a private garbage service to be in place requiring the collection of all domestic waste comprising general waste (rubbish), recycling and food and garden organics by a private contractor. All wastes are to be collected as separate waste streams.

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c. Reciprocal rights over any lots or parts of lots relied upon for access and manoeuvring.

Details are to be submitted to Council prior to issue of the Subdivision Certificate.

(15) (E079) Submission to the Principal Certifying Authority of certification by a Registered Surveyor prior to the issue of a Subdivision Certificate that all services and domestic drainage lines are wholly contained within the respective lots and easements.

(16) (E195) The subdivision 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 community management statement, or restriction as to user, prohibits any dwelling on each lot other than the dwelling approved as part of this consent.

(17) Prior to Occupation or release of the occupation certificate, confirmation from of a private waste collection contract is to be provided to the principle certifying authority.

(18) Prior to the issue of any Subdivision Certificate all associated subdivision work i.e. inter-allotment drainage, shared driveways, internal roads; shall be completed in each stage of the development.

(19) Prior to release of the Occupation Certificate or occupation (whichever occurs first), written confirmation is to be provided to the Principal Certifying Authority (PCA) from any properly qualified person (eg the builder), stating that the dwelling complies with approved Category 2 noise level building construction, as required by this consent.

F – OCCUPATION OF THE SITE

(1) (F035) The consent only permits the use of each building as a single dwelling and does not permit the adaption or use of the building so as to create a second occupancy.

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1 COVER SHEET

SHEET LIST	
COVER	A001.0
3D IMAGES	A001.1
3D IMAGES	A001.2
3d IMAGES	A001.3
SITE	A002.0
DRAFT LOT SIZES	A002.1
DESIGN LEVELS	A002.2
RETAINING WALLS	A002.4
LANDSCAPING	A002.5
DRAFT SUBDIVISION	A002.6
STAGING PLAN	A002.7
DRIVEWAY PLAN	A002.8
ELEVATIONS & SECTIONS	A003.0
ELEVATIONS & SECTIONS	A003.1
ELEVATIONS & SECTIONS	A003.2
SECTIONS	A003.3

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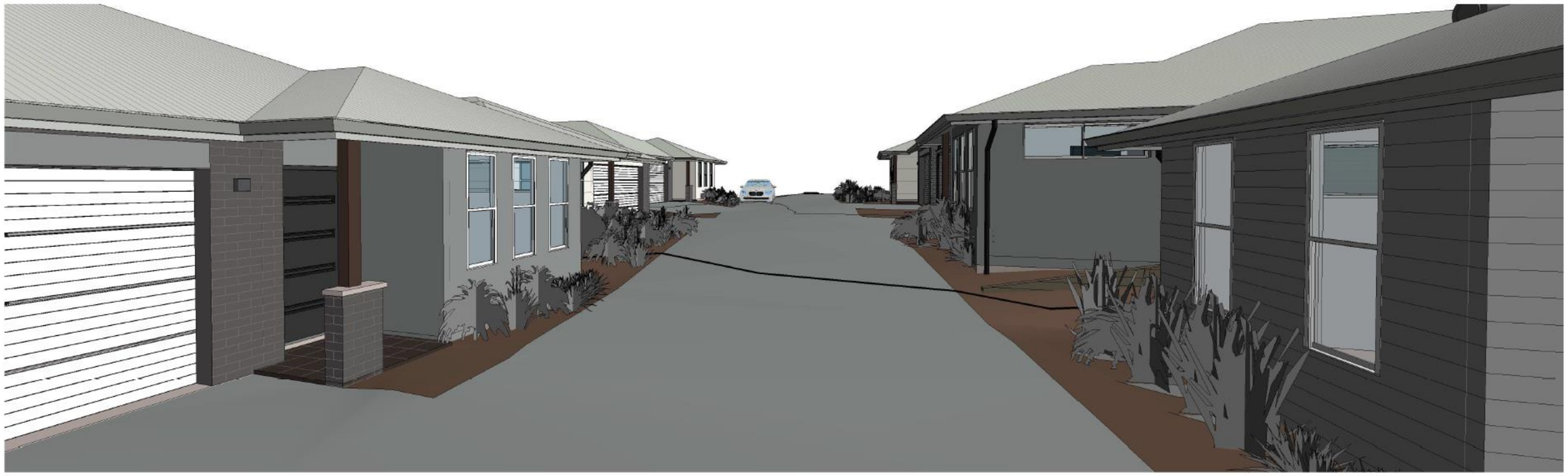

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2 3D View 2

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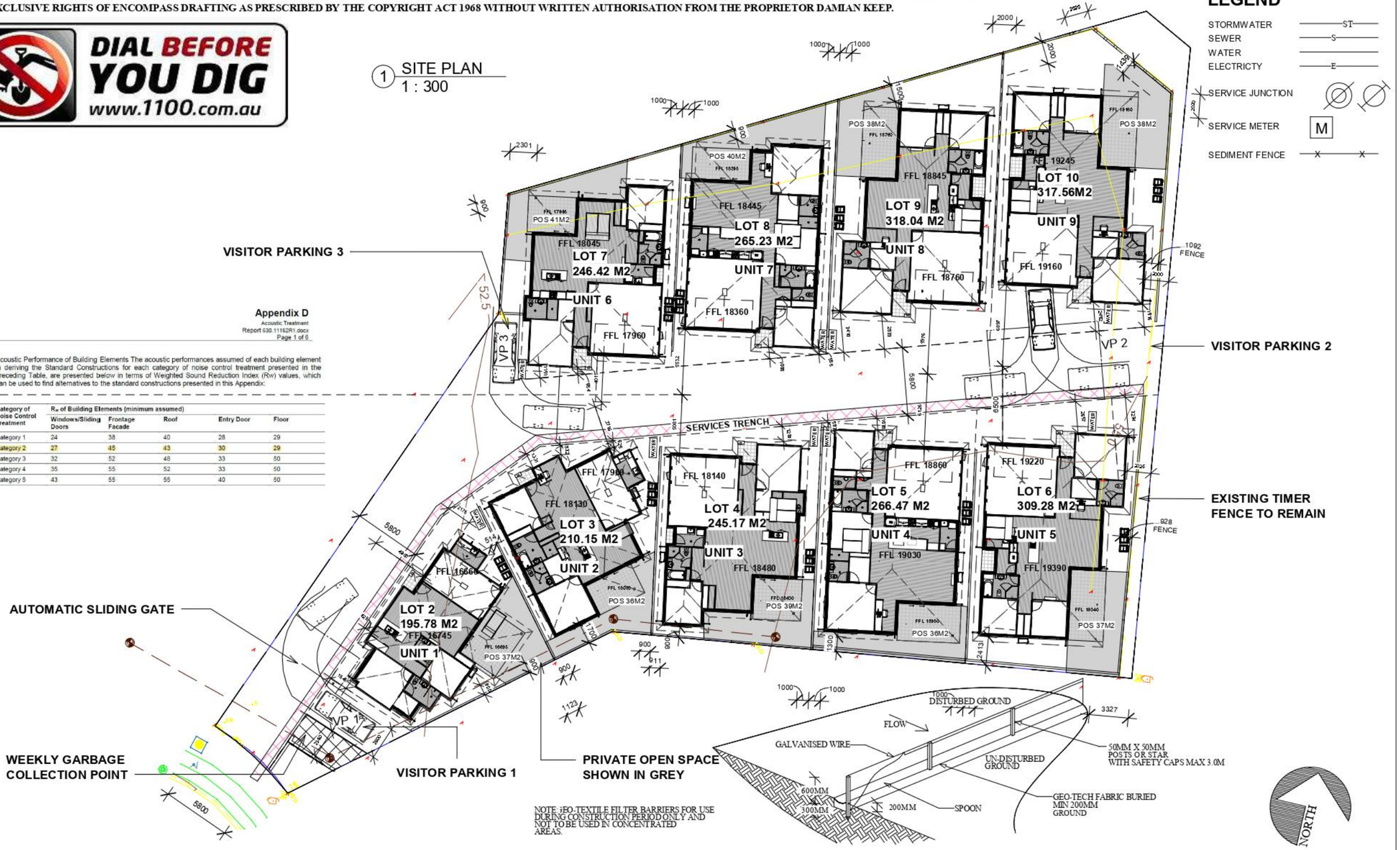

Appendix D

Acoustic Treatment
Report 630.11162R1.docx
Page 1 of 6

Acoustic Performance of Building Elements The acoustic performances assumed of each building element in deriving the Standard Constructions for each category of noise control treatment presented in the preceding Table, are presented below in terms of Weighted Sound Reduction Index (Rw) values, which can be used to find alternatives to the standard constructions presented in this Appendix:

Category of Noise Control Treatment	R_w of Building Elements (minimum assumed)				
	Windows/Sliding Doors	Frontage Facade	Roof	Entry Door	Floor
Category 1	24	38	40	28	29
Category 2	27	45	43	30	29
Category 3	32	52	48	33	50
Category 4	35	55	52	33	50
Category 5	43	55	55	40	50

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1 SITE LOT SIZES
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LANDSCAPING RESERVATION	90M2
USABLE SITE AREA	3006M2
TOTAL SITE AREA	3096M2

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DESIGN LEVELS

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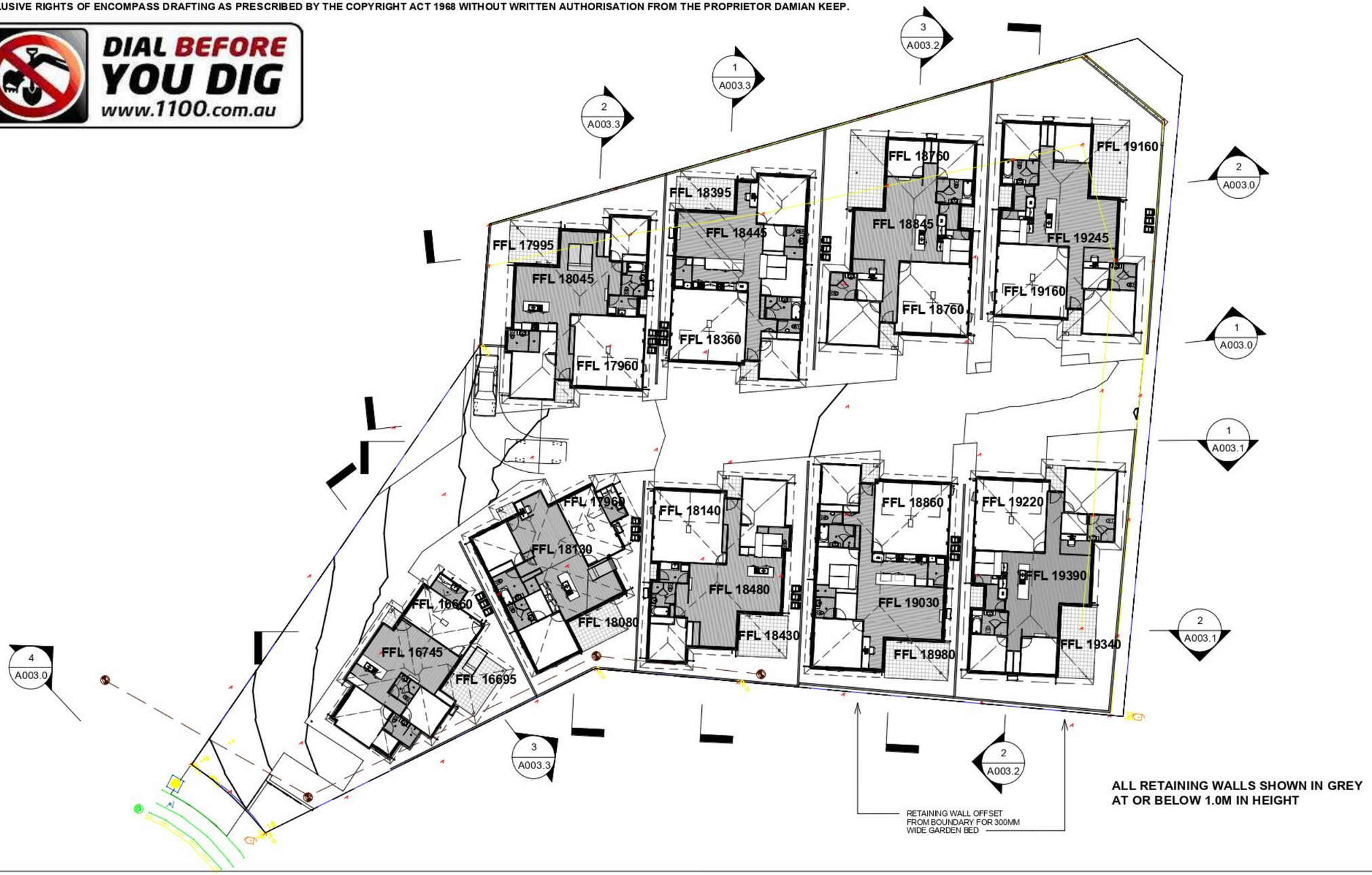

ALL RETAINING WALLS SHOWN IN GREY AT OR BELOW 1.0M IN HEIGHT

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RETAINING WALLS

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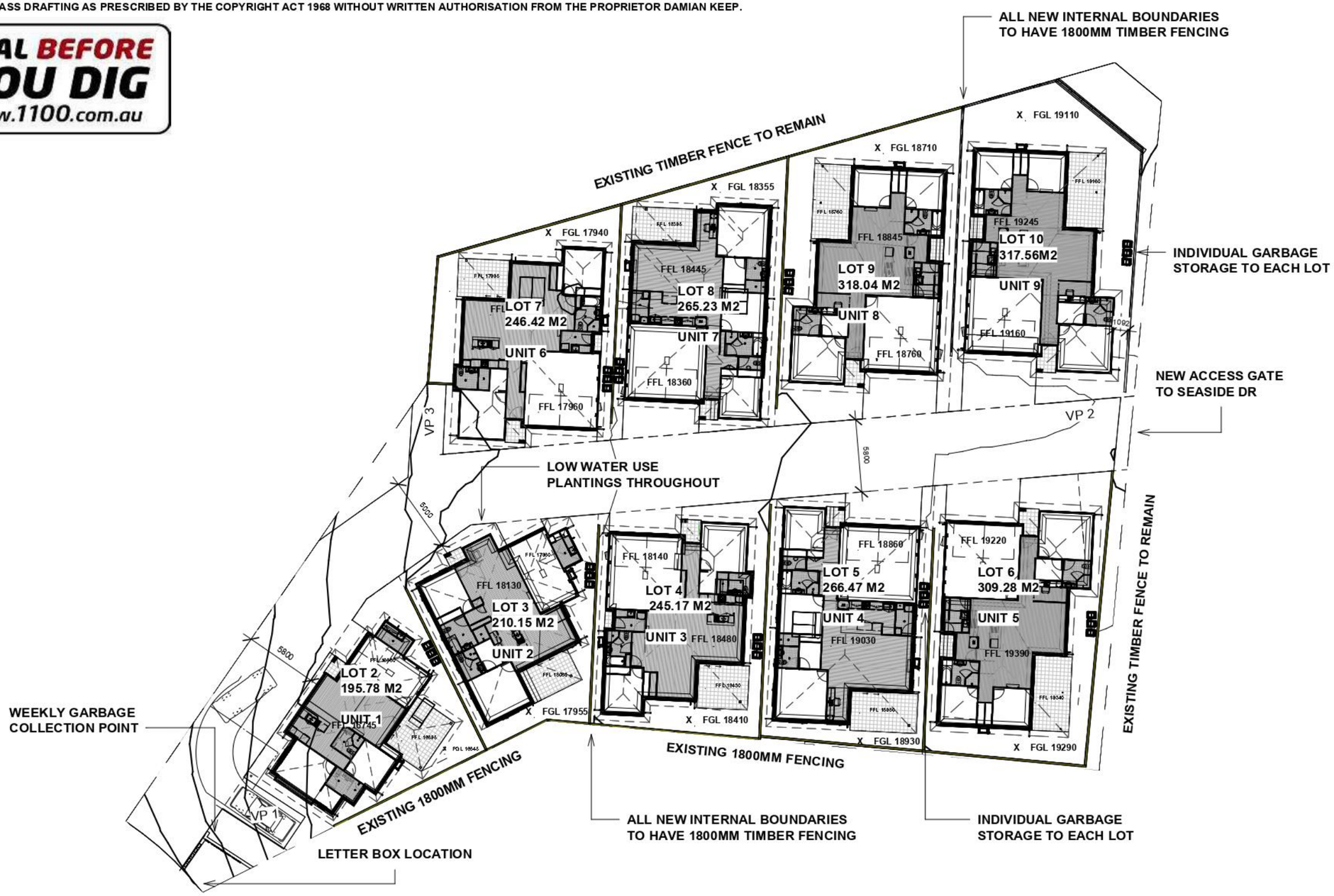

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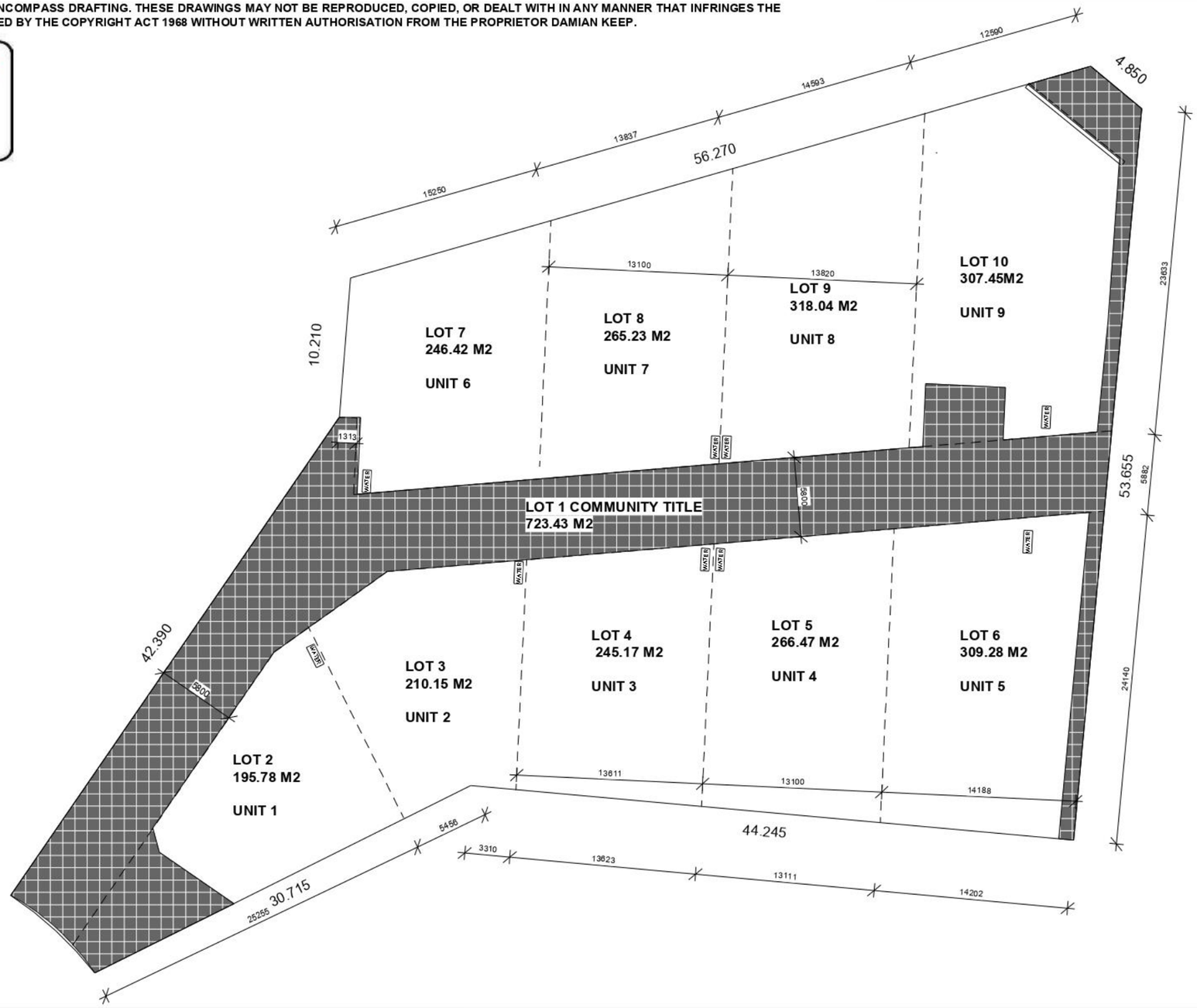

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1 SITE DRAFT STAGING
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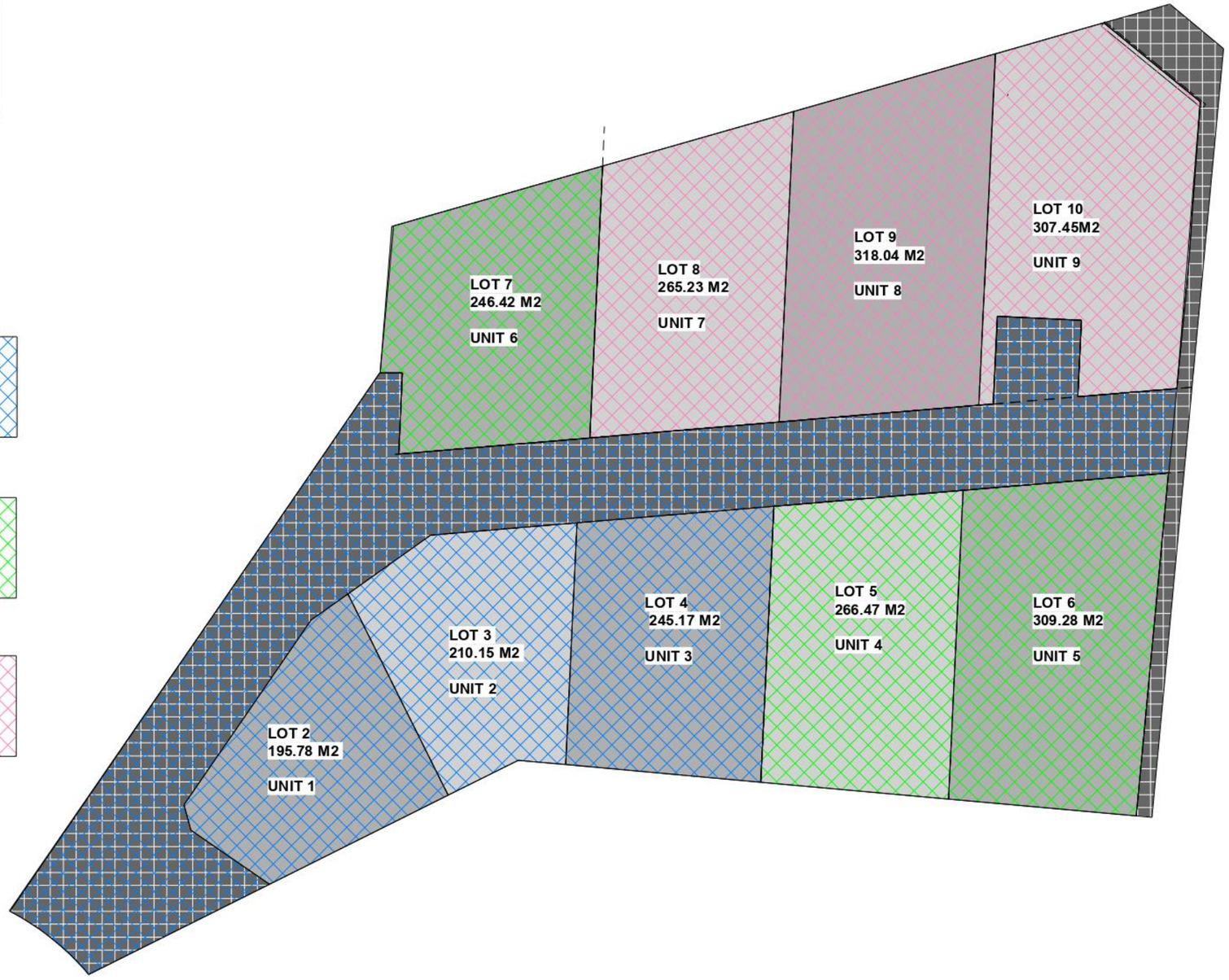
STAGE 1

STAGE 2

STAGE 3



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DRIVEWAY PLAN

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4 FRONT GATE
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1 SECTION 1.0
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2 SECTION 1.2
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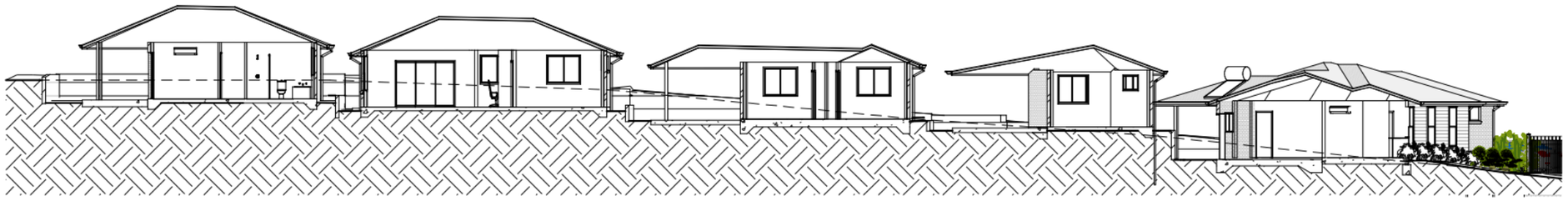

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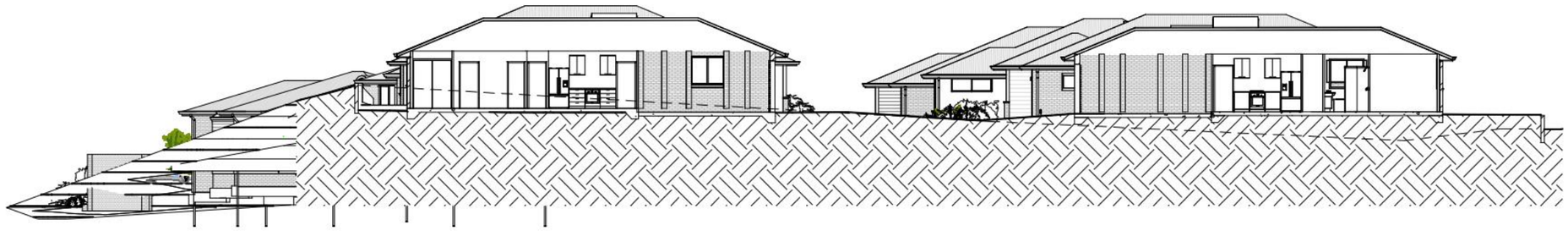

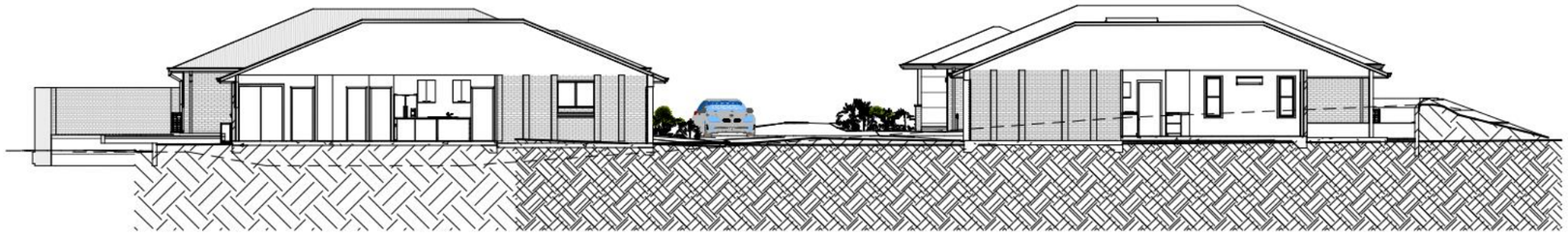

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LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE NSW 2444.

ENCOMPASS DRAFTING AND DESIGN
DAMIAN KEEP
Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

ELEVATIONS & SECTIONS

Project number	2010	A003.2	
Date	2/06/2021 8:40:39 PM		
Drawn by	DK		
Checked by	JM	Scale	1 : 200

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NOTES
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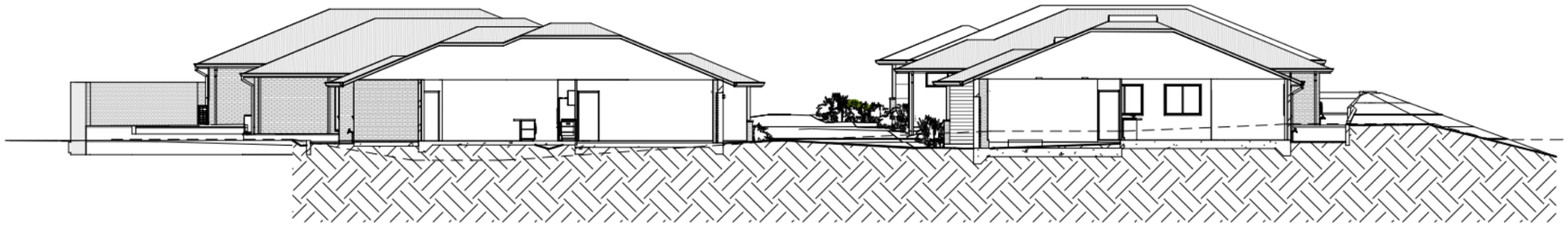
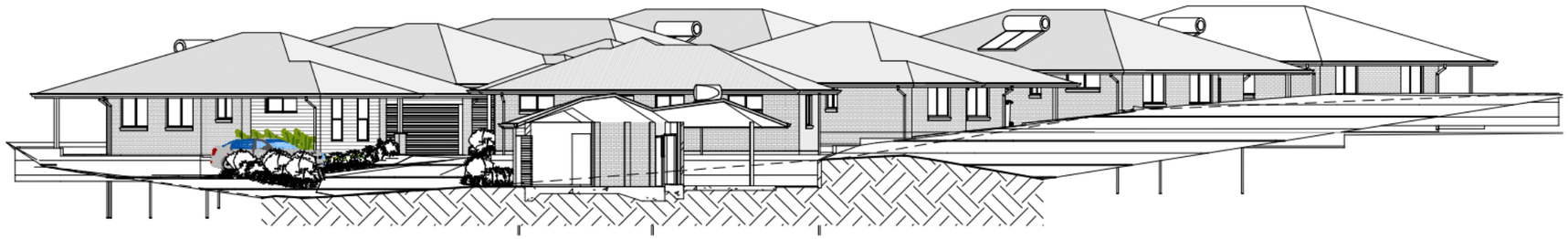
1 SECTION 2.2
1 : 200



2 SECTION 2.3
1 : 200



3 SECTION 2.4
1 : 200

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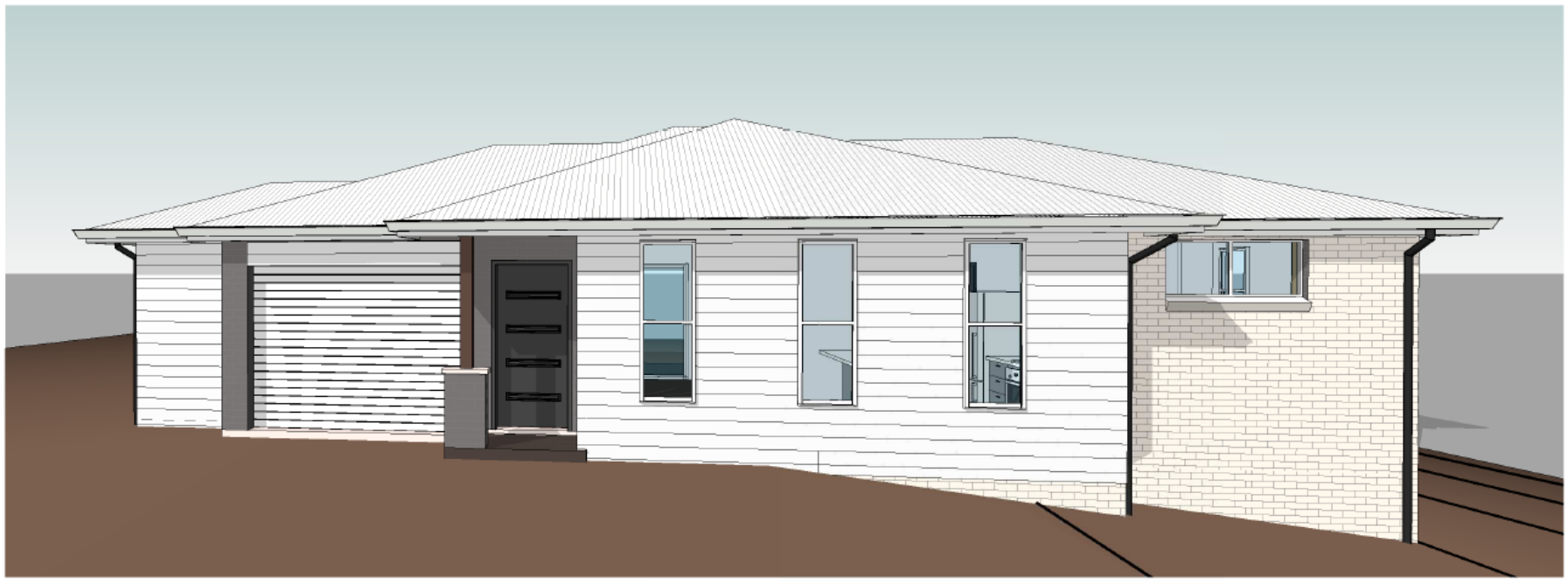
SECTIONS

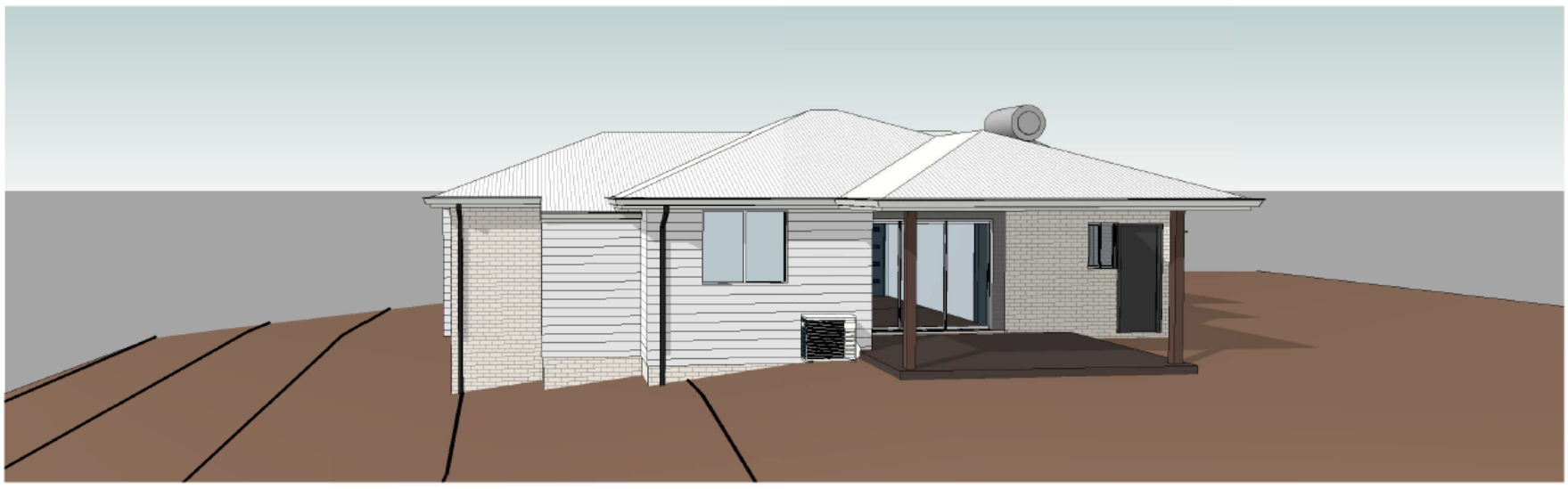
Project number	2010	A003.3	
Date	2/06/2021 8:40:46 PM		
Drawn by	DK		
Checked by	RC	Scale	1 : 200

SHEET LIST	
COVER	A01
GROUND FLOOR	A02
ELEVATIONS	A03
ELEVATIONS	A04
SECTIONS	A05
DETAILS & NOTES	A06
DETAILS & NOTES	A07.1

1 COVER SHEET



2 3D View 1



3 3D View 2

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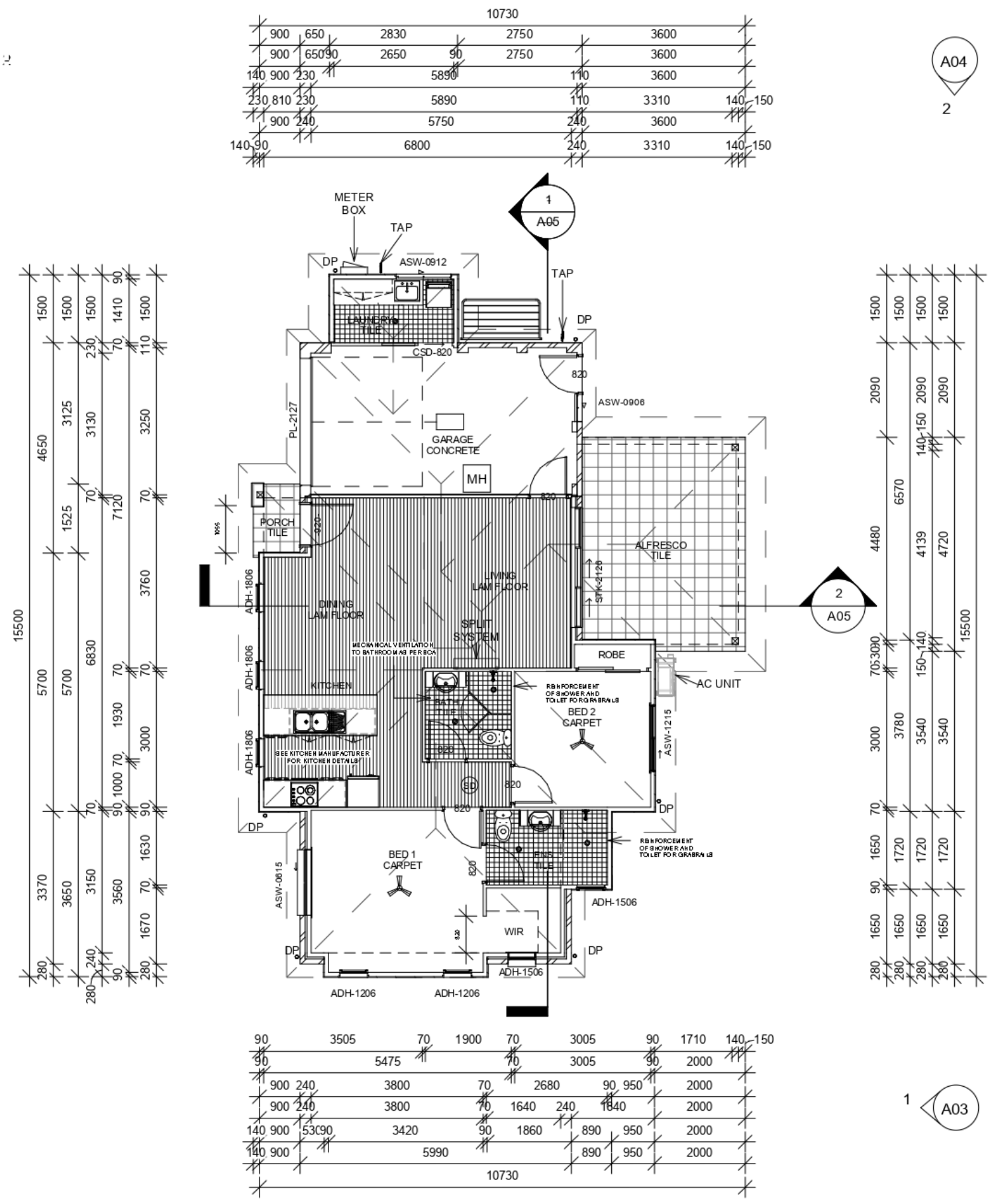
1 GROUND FLOOR

1 : 100

AREA SCHEDULE GROUND FLOOR

GARAGE	25 M
ALFRESCO	17 M
LIVING	78 M
PORCH	2 M
GRAND TOTAL	121 M



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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 2 UNIT 1 DA ISSUE DRAWINGS	GROUND FLOOR Project number 2010 Date 9/06/2021 2:50:10 PM Drawn by DK Checked by RC A02 Scale 1 : 100

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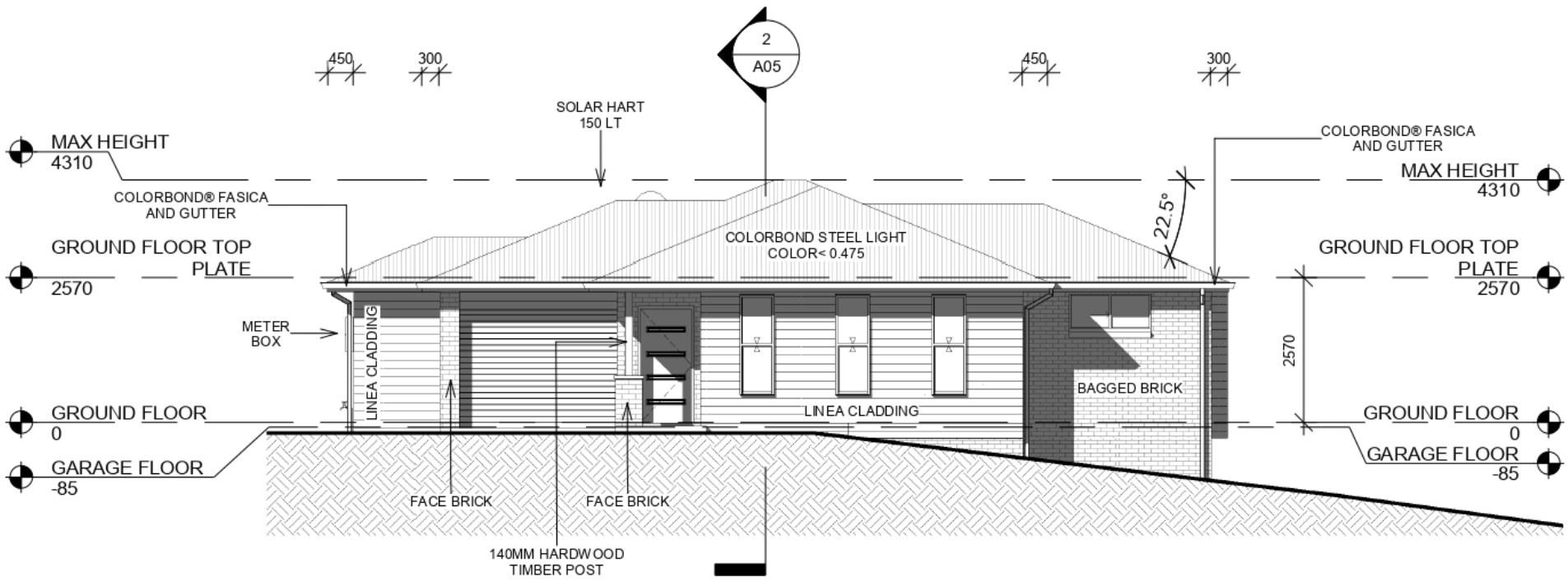
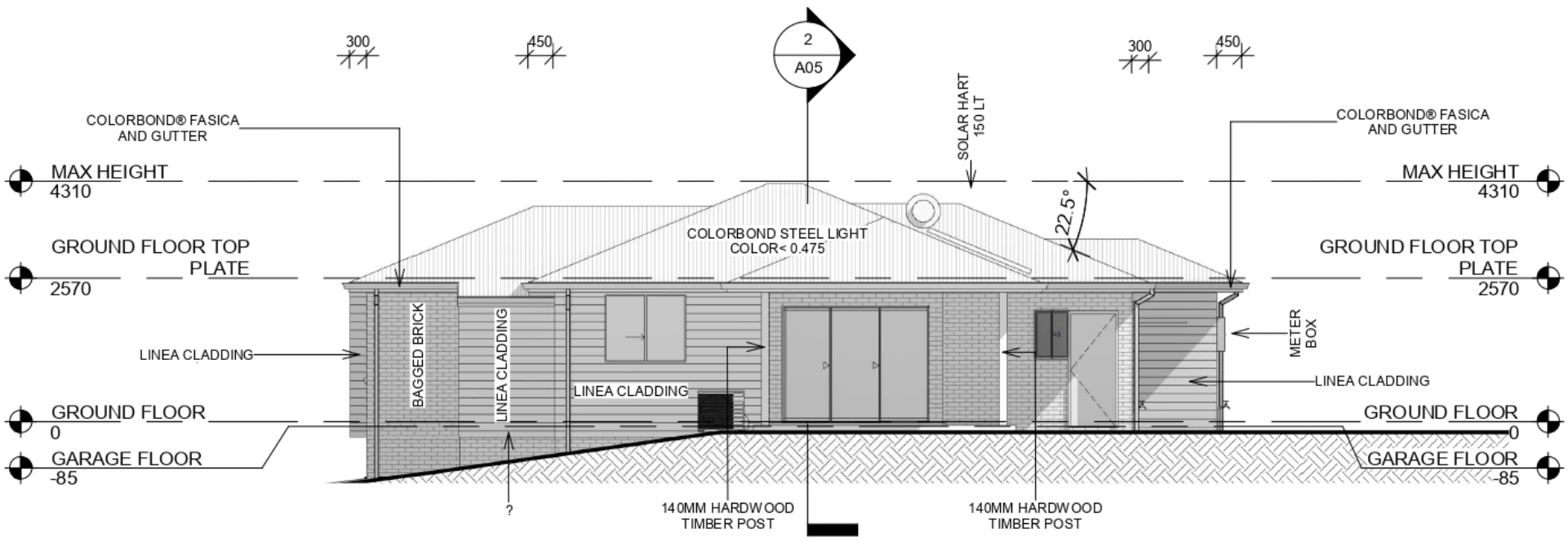
2 NORTH WEST
1 : 100





1 SOUTH EAST
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 2 UNIT 1 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A03
		Date 9/06/2021 2:50:11 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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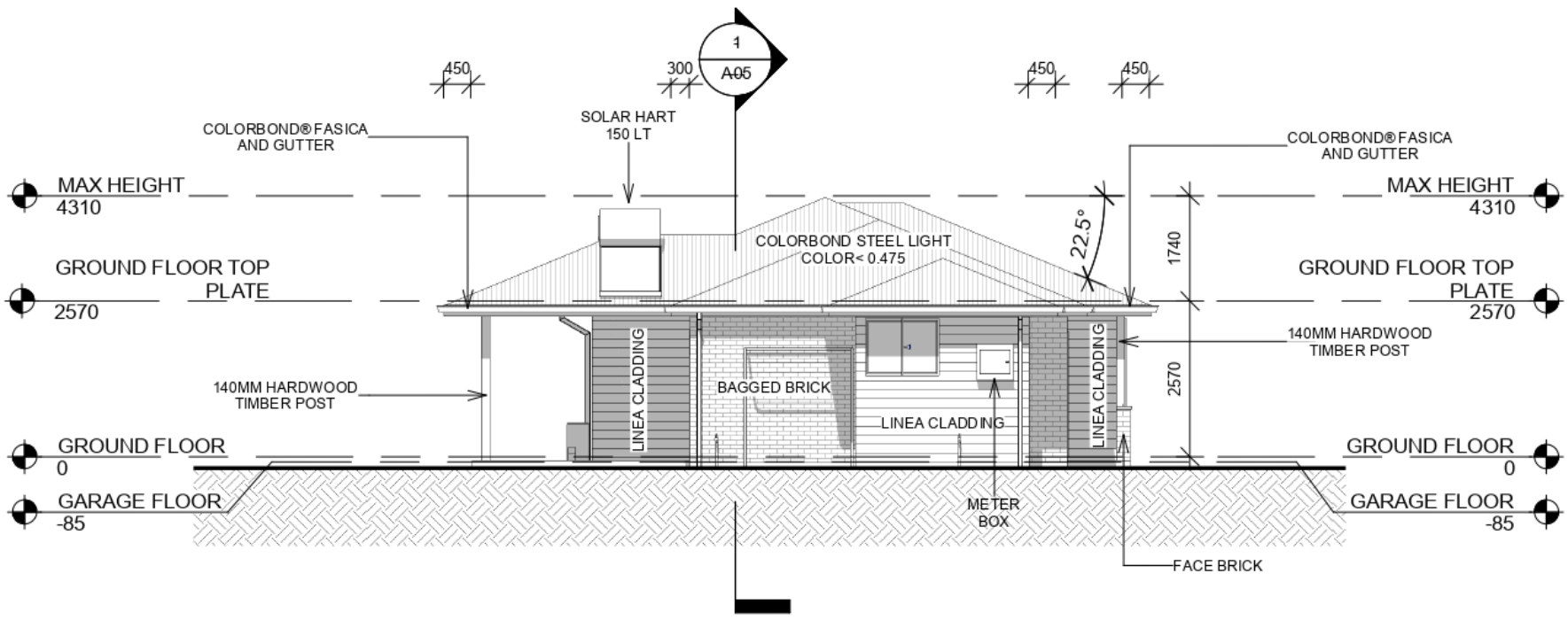
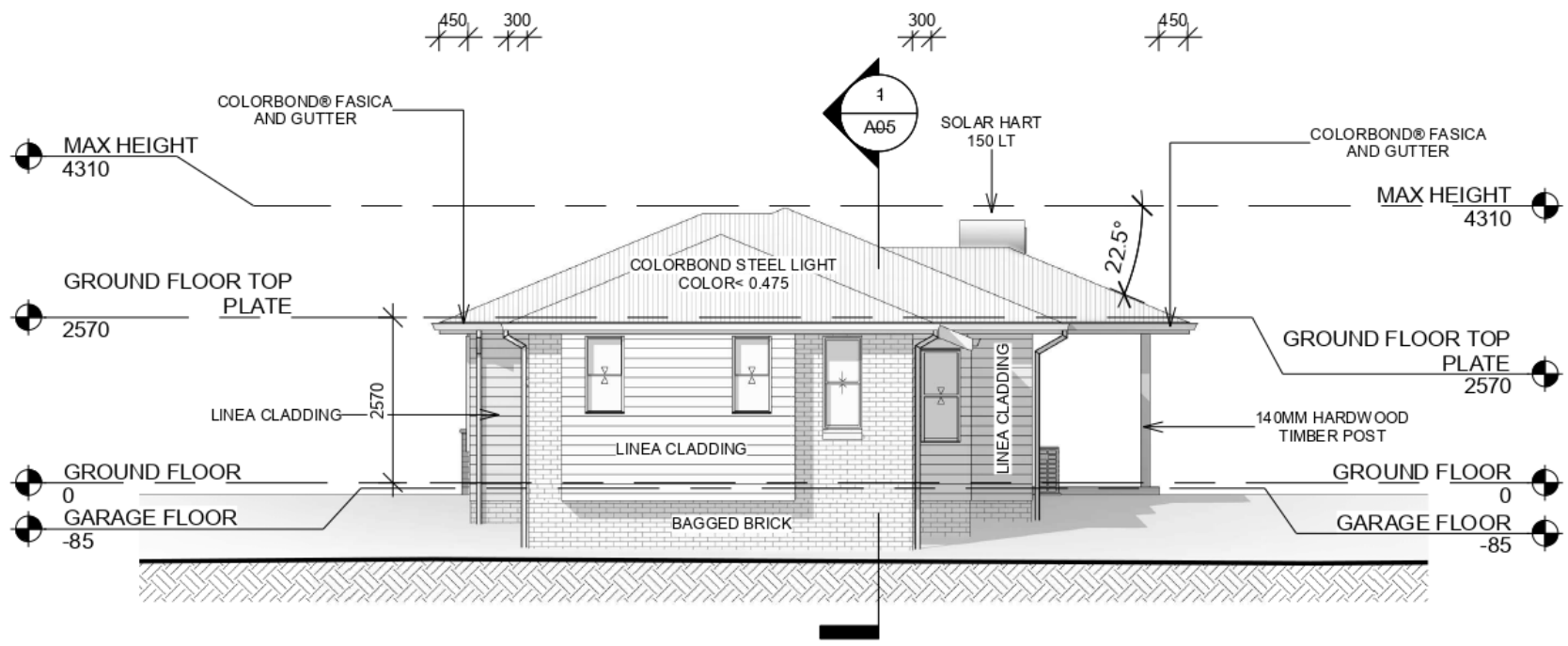
2 NORTH EAST
1 : 100





1 SOUTH WEST
1 : 100

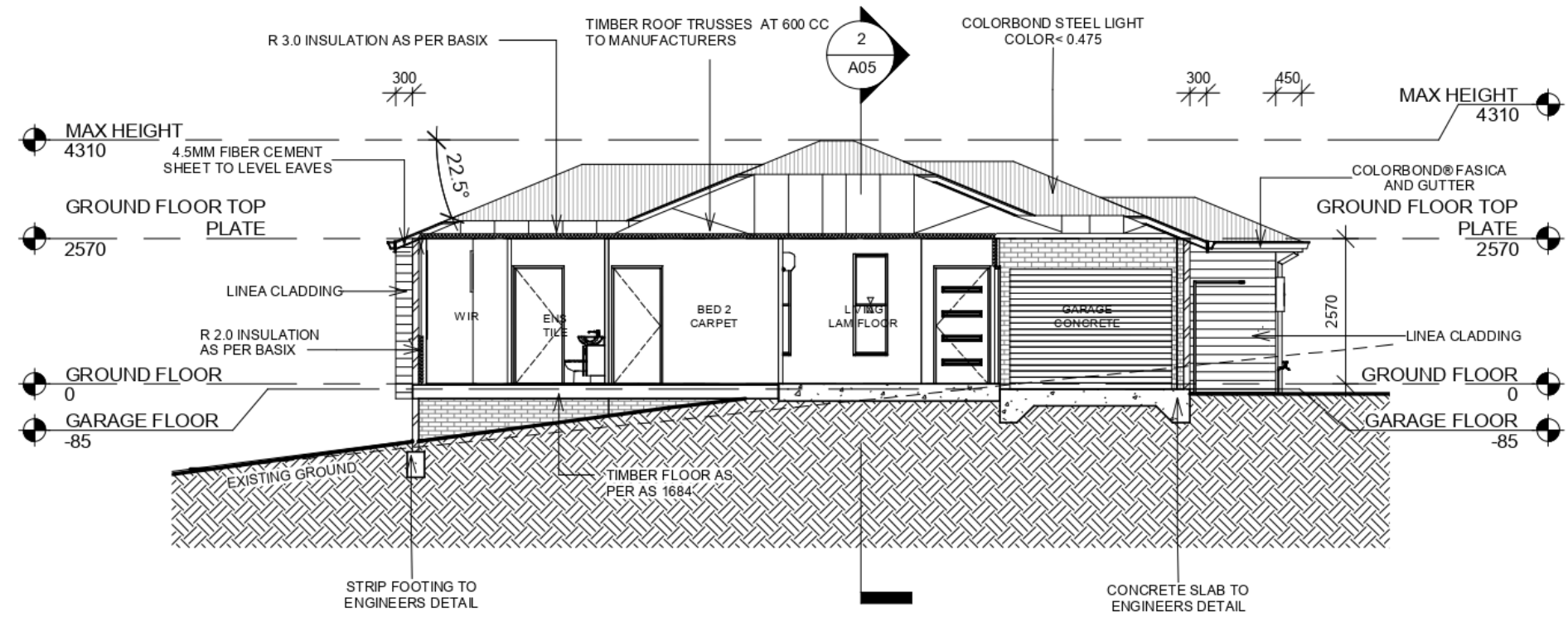
ENCOMPASS

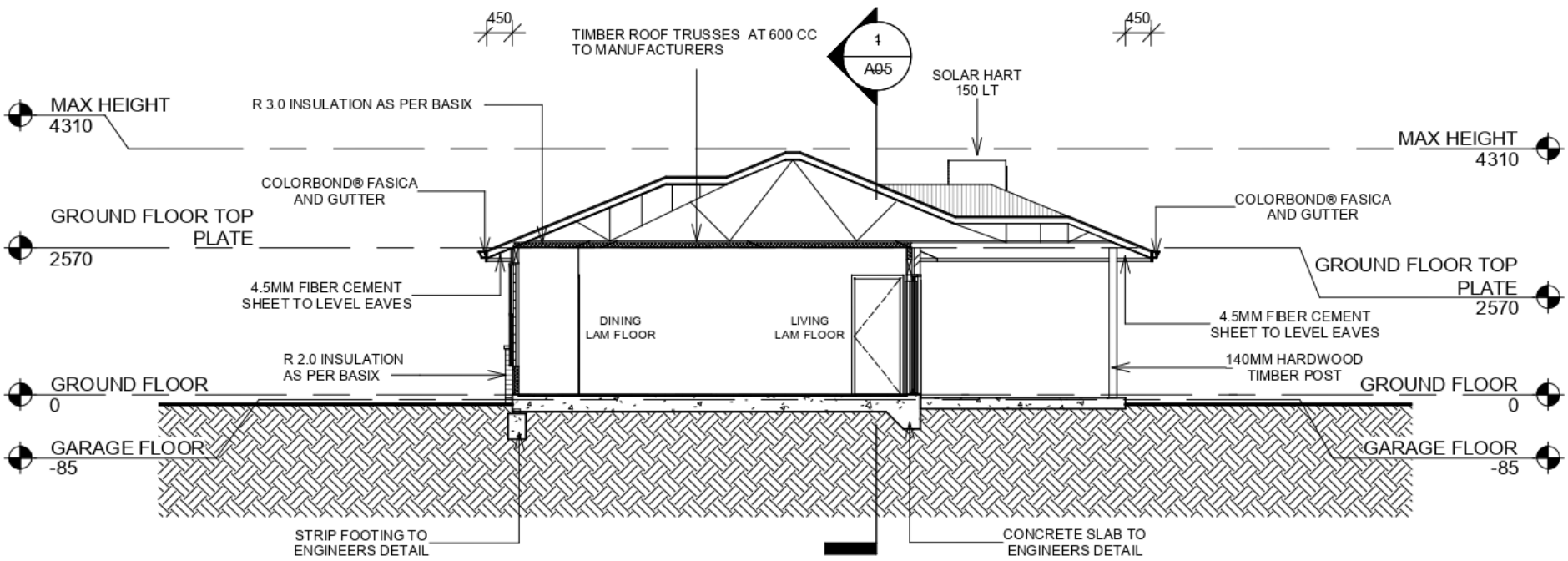
MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 2 UNIT 1 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A04
		Date 9/06/2021 2:50:12 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.

1 SECTION 1
1 : 100





2 SECTION 2
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 2 UNIT 1 DA ISSUE DRAWINGS	SECTIONS	
		Project number 2010	A05
		Date 9/06/2021 2:50:13 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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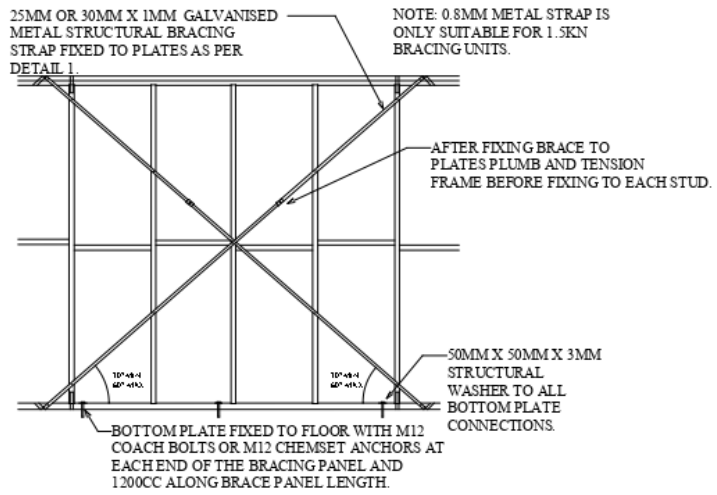
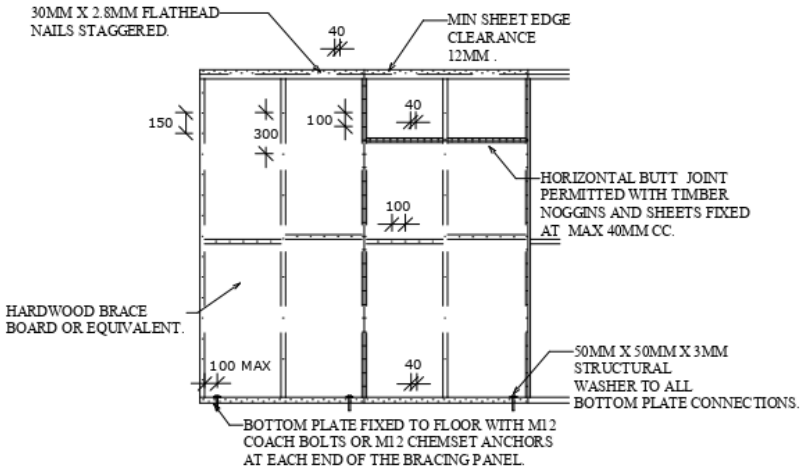
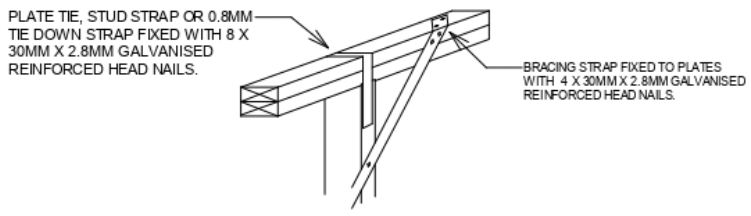
CROSS BRACING DETAIL 1.5 KN OR 3KN WITH TIES & ANCHORS.



SHEET BRACING DETAIL HARDWOOD BRACEBOARD 3.4KN OR 6KN WITH ANCHORS.





STUD STRAP FIXING DETAILS

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SPECIFICATIONS & GENERAL NOTES

THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANT DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED.

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 PARTS 1, 2, 3 AND 4.

SARKING MATERIAL USED MUST COMPLY WITH AS/NZ 4200 PARTS 1 AND 2 AND HAVE A FLAMMABILITY INDEX OF NO GREATER THAN 5.

WHERE PRE FABRICATED WALL FRAMES AND ROOF TRUSSES ARE NOMINATED THE DESIGN AND SPECIFICATION (INCLUDING SPECIFIC HOLD DOWN REQUIREMENTS) ARE TO BE SPECIFIED BY THE FRAME AND TRUSS MANUFACTURER.

BALUSTRADING AND HANDRAILS (WHERE APPLICABLE) ARE TO COMPLY WITH B.C.A. CLAUSE 3.9.2 AND AS 1170.

STAIRS (WHERE APPLICABLE) ARE TO COMPLY WITH BCA CLAUSE 3.9.1 AND 3.9.1.4. WITH NON SLIP TREADS AND HANDRAIL AS PER AS 4586

VAPOR BARRIER TO BE INSTALLED IN ACCORDANCE WITH B.C.A CLAUSE 3.2.2.6 AND TO BE 0.2 FORTECON OR EQUIVALENT AND MUST BE MEDIUM IMPACT RESISTANT ON A MINIMUM 50MM BED OF SAND FILL.

WHERE W.C. OR ENSUITE DOORS DO NOT OPEN OUTWARD
THEY SHALL BE INSTALLED WITH LIFT OFF HINGES.

PLUMBING AND DRAINAGE SYSTEMS ARE TO COMPLY WITH AS3500 WITH TEMPORARY DOWN PIPES TO BE USED TO DISPERSE WATER DURING CONSTRUCTION.

STORM WATER FROM THE ROOF TO BE DISCHARGED TO WATER TANKS, THE STREET KERB OR ONTO OWN PROPERTY WITHOUT NUISANCE TO NEIGHBOURS.

TERMITE MANAGEMENT SYSTEMS ARE TO COMPLY WITH AS 3660 WITH THE PROPERTY OWNERS NOTIFIED AS TO ANY ON GOING MAINTENANCE REQUIREMENTS / OBLIGATIONS.

BATH, WC AND LAUNDY ARE TO BE NATURALLY VENTILATED OR HAVE EXHAUST FANS DUCTED DIRECTLY OUTSIDE OR TO ROOF SPACE AS PER BCA 3.8.7

INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS 3786. AND BCA PART 3.7.5

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3600 AND AS 2870.

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3700.

DAMP_PROOF COURSES AND FLASHINGS TO BE IN ACCORDANCE WITH AS/NZ 2094.

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 AND ANY SPECIFIC BASIX REQUIREMENTS.

UN-PLASTICISED PVC. (UPVC) DOWN PIPE AND FITTINGS FOR ANY RAINWATER TO COMPLY WITH AS 1273.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS 1562.1.

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS /NZ 3661 SLIP RESISTANCE.

GLAZING, SHOWER SCREENS, BATH ENCLOSURES AND ROBE DOORS ARE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288 & AS 2047 WINDOW RESTRICTORS OR SCREENS TO BE FITTED AS PER THE BCA PART 3.6

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 AND B.C.A. TABLE 3.8.1.1

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZ 3018.

SMOKE ALARMS TO BE INTER CONNECTED AND COMPLY WITH BCA 1 & 10 PART 3.7-5 AND AUSTRALIAN STANDARD AS 3786.

POOL SAFETY FENCES (WHERE APPLICABLE) ARE TO BE INSTALLED TO COMPLY WITH AS 1926. AND THE SWIMMING POOLS ACT 1992 WITH ACCESS AND FITTING.

IF ANY DISCREPANCY, AMBIGUITY, ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO ENCOMPASS DRAFTING BEFORE PROCEEDING.

SILT FENCES ARE TO BE 600MM HIGH AND ARE TO COMPLY WITH COUNCIL POLICY

ALL DIMENSIONS ARE TO BE VERIFIED BY THE BEFORE WORK OR FABRICATION COMMENCES.

WINDOW SCHEDULE

Type Mark	Level	Head Height	Height	Width	Comments
ADH-1206	GROUND FLOOR	2300	1210	610	ALUMINIUM DOUBLE HUNG
ADH-1206	GROUND FLOOR	2300	1210	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1450	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2100	1450	610	ALUMINIUM DOUBLE HUNG
ADH-1806	GROUND FLOOR	2300	1800	610	ALUMINIUM DOUBLE HUNG
ADH-1806	GROUND FLOOR	2300	1800	610	ALUMINIUM DOUBLE HUNG
ADH-1806	GROUND FLOOR	2300	1800	610	ALUMINIUM DOUBLE HUNG
ASW-0615	GROUND FLOOR	2300	620	1450	ALUMINIUM SLIDING
ASW-0906	GROUND FLOOR	2020	875	610	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	943	1210	ALUMINIUM SLIDING
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Level	Height	Width	Comments
-920-	GROUND FLOOR	2040	920	HUME ENRTY DOOR
CSD-820	GROUND FLOOR	2160	820	CAVITY SLIDER
PL-2127	GARAGE FLOOR	2115	2860	PANEL LIFT GARAGE DOOR
STK-2126	GROUND FLOOR	2100	2650	ALUMINIUM STACKER DOOR

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SPECIFIC NOTES

BUSHFIRE ATTACK LEVEL LOW

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DRAFTING AND DESIGN

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MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS & NOTES

Project number	2010	A06
Date	9/06/2021 2:50:13 PM	
Drawn by	DK	
Checked by	RC	Scale

SHEET LIST	
COVER	A01
GROUND FLOOR	A02
ELEVATIONS	A03
ELEVATIONS	A04
SECTIONS	A05
DETAILS & NOTES	A06
DETAILS & NOTES	A07.1

1 COVER SHEET

2 3D View 1

3 3D View 2

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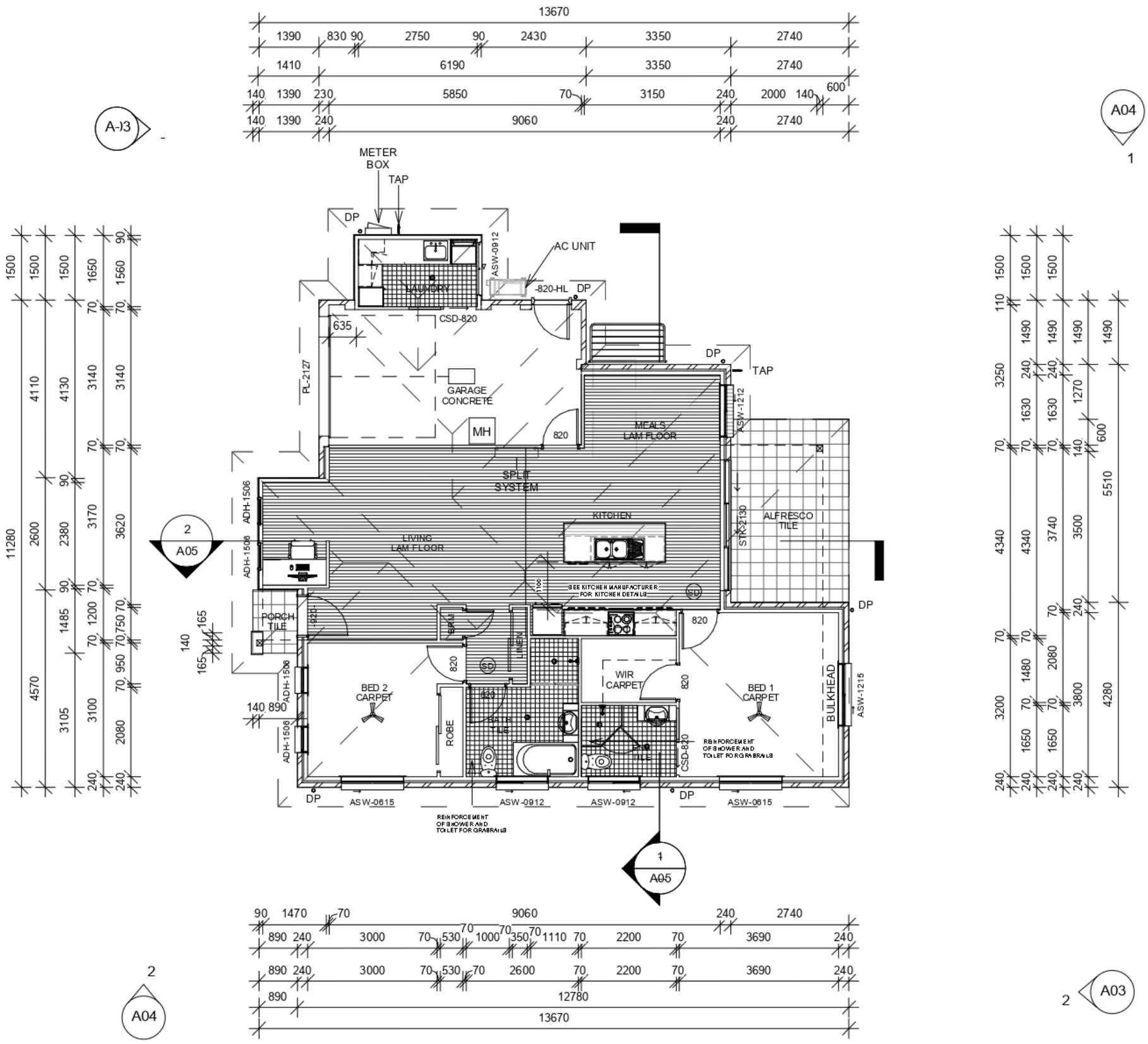
AREA SCHEDULE GROUND FLOOR

PORCH	2 M
ALFRESCO	12 M
GARAGE	26 M
LIVING	98 M
GRAND TOTAL	138 M

1 GROUND FLOOR

1 : 100



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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 3 UNIT 2 DA ISSUE DRAWINGS	GROUND FLOOR
		Project number 2010
		Date 9/06/2021 2:56:42 PM
		Drawn by DK
		Checked by RC
		A02
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1 SOUTH WEST
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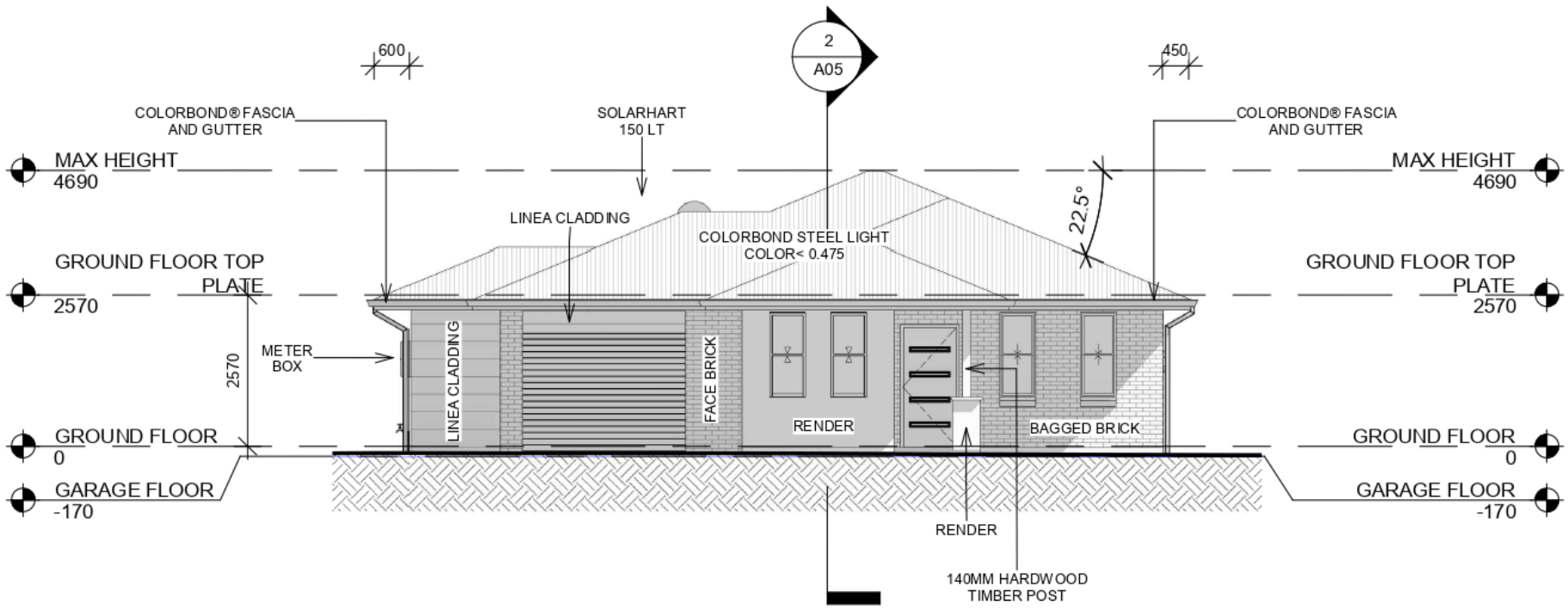

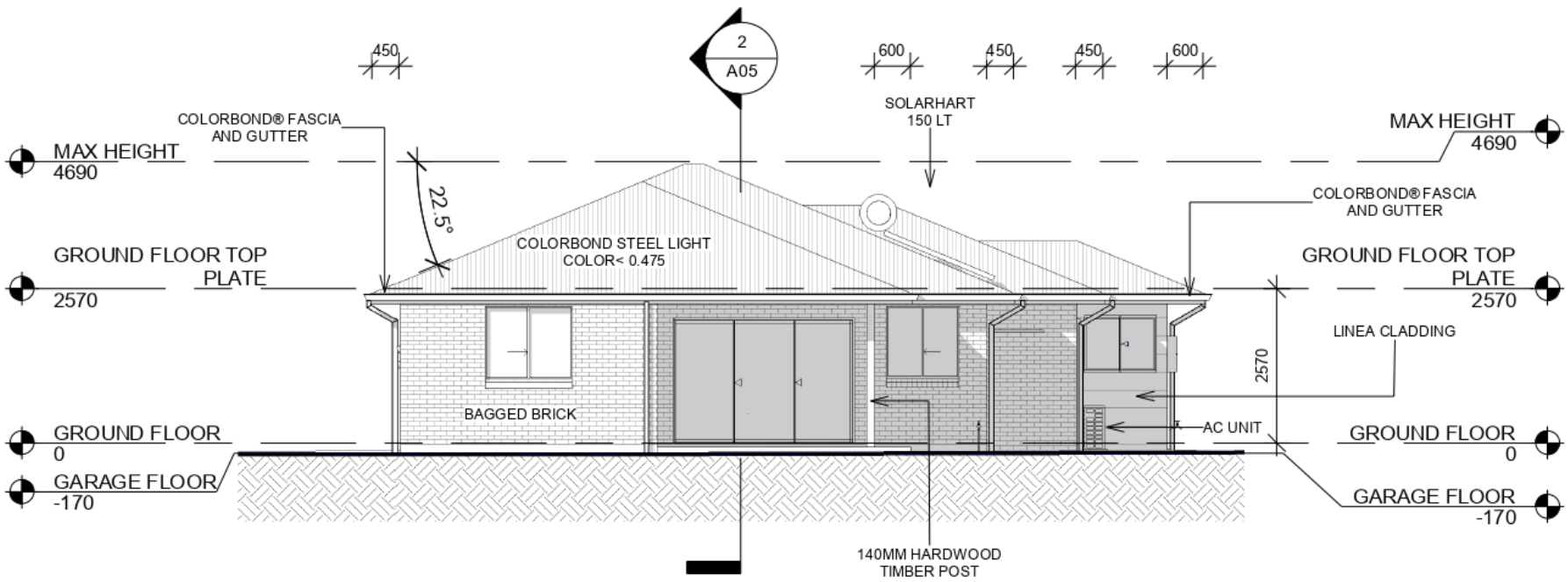

2 NORTH EAST
1 : 100

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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 3 UNIT 2 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 2:56:43 PM Drawn by DK Checked by RC A03 Scale 1 : 100

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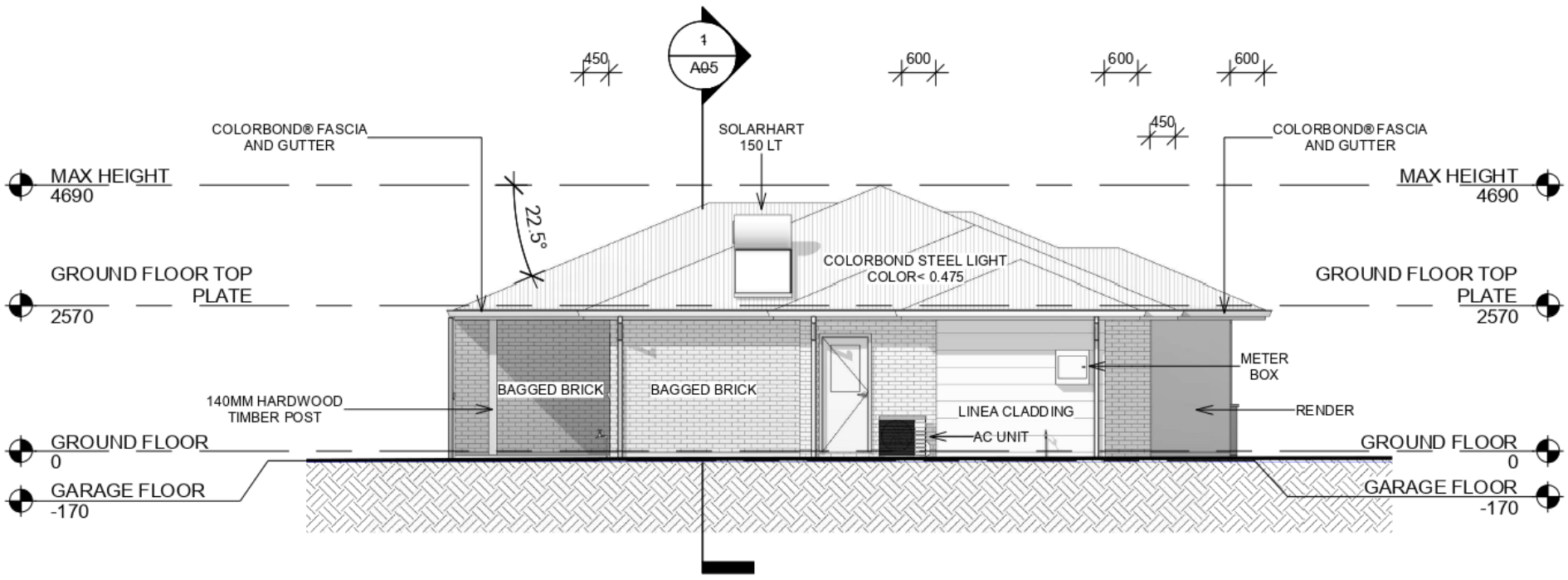
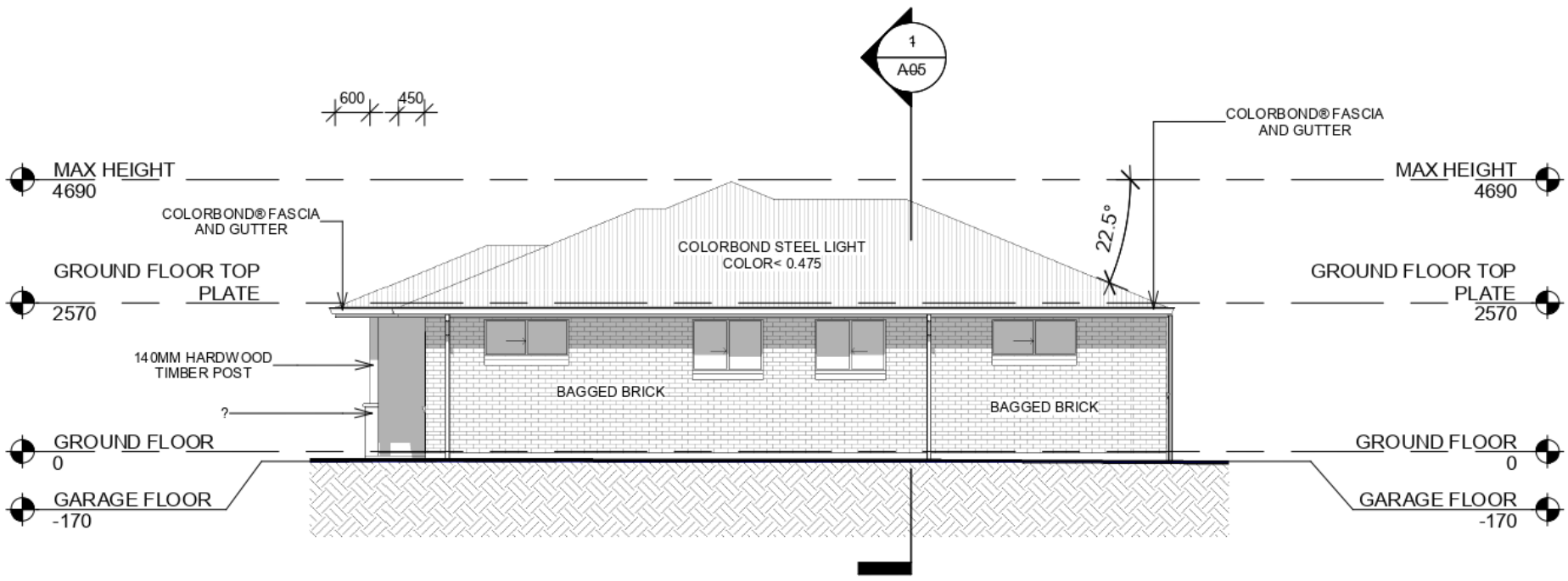
1 NORTH WEST

1 : 100



2 SOUTH EAST

1 : 100



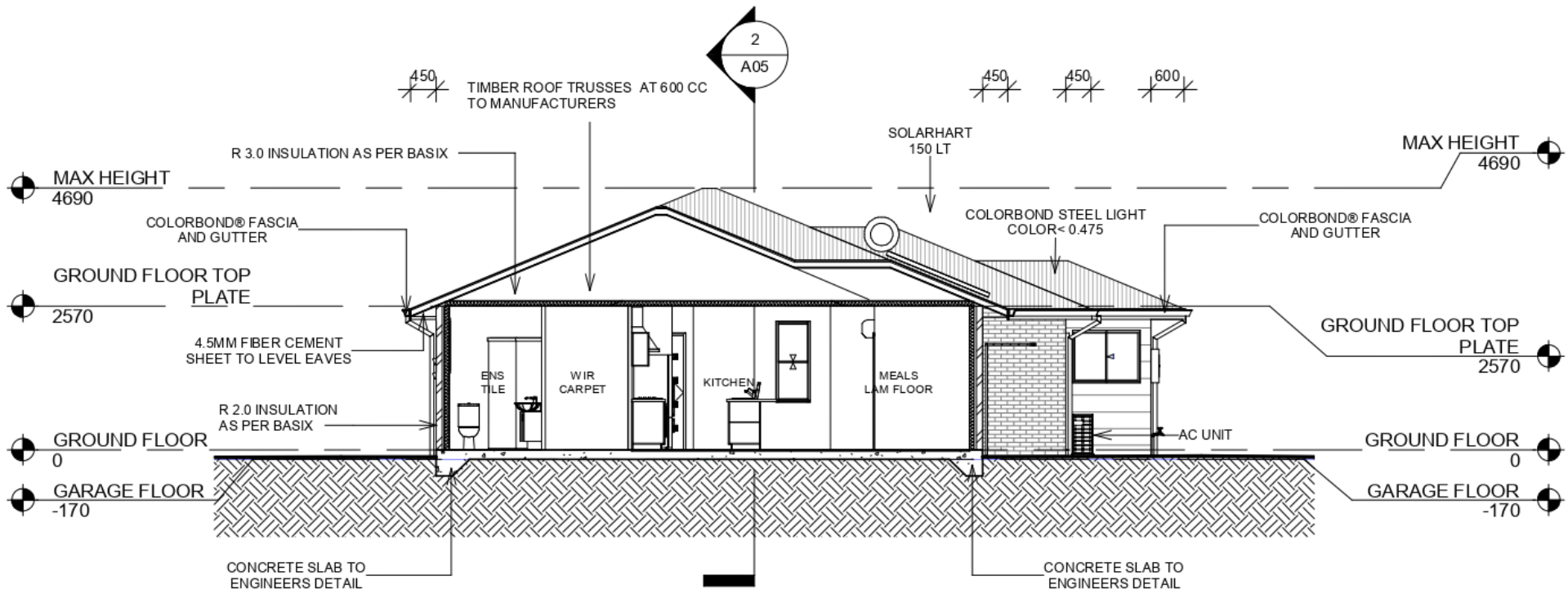
ENCOMPASS

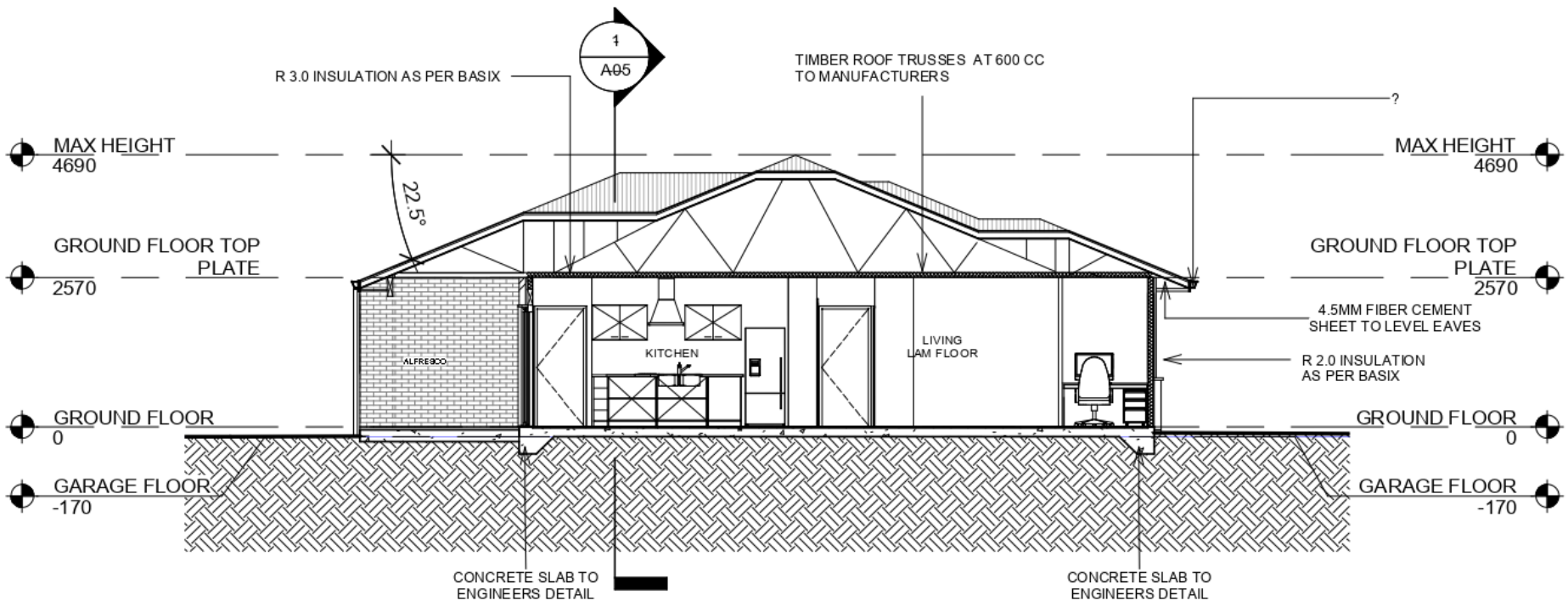
MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 3 UNIT 2 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A04
		Date 9/06/2021 2:56:44 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.

1 SECTION 1
1 : 100





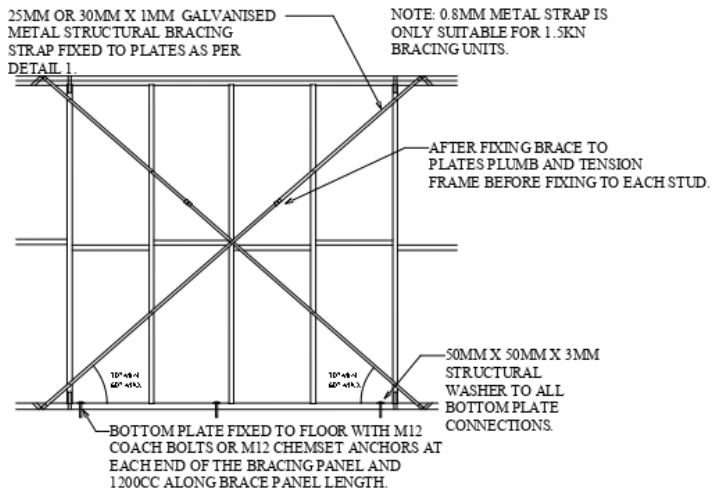
ENCOMPASS

2 SECTION 2
1 : 100

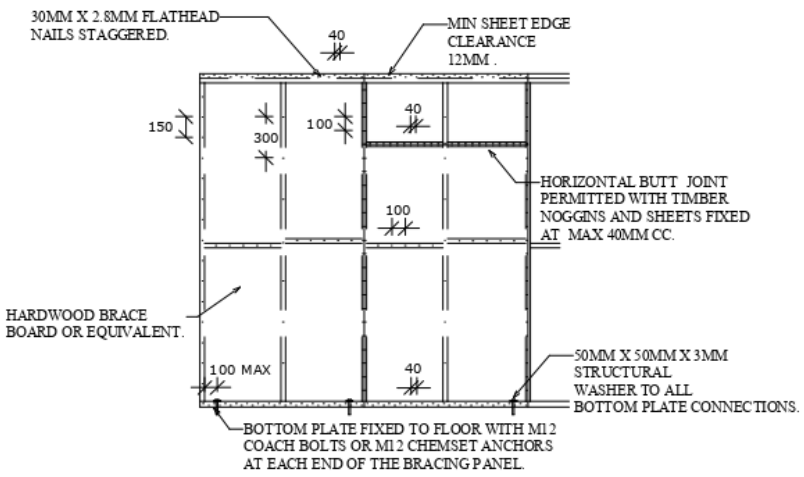
MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 3 UNIT 2 DA ISSUE DRAWINGS	SECTIONS
		Project number 2010
		Date 9/06/2021 2:56:45 PM
		Drawn by DK
		Checked by RC
		A05
		Scale 1 : 100

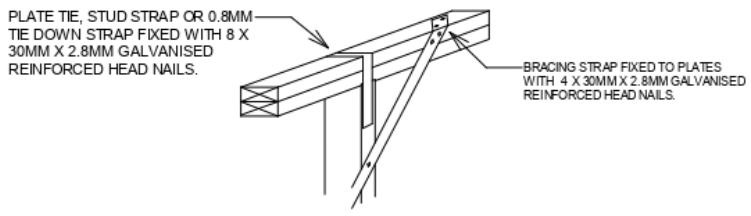
ENCOMPASS
DRAFTING AND DESIGN
Your Complete Planning Solution

CROSS BRACING DETAIL 1.5 KN OR 3KN WITH TIES & ANCHORS.



SHEET BRACING DETAIL HARDWOOD BRACEBOARD 3.4KN OR 6KN WITH ANCHORS.





STUD STRAP FIXING DETAILS

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UN-PLASTICISED PVC. (UPVC) DOWN PIPE AND FITTINGS FOR ANY RAINWATER TO COMPLY WITH AS 1273.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS 1562.1.

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WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 AND B.C.A. TABLE 3.8.1.1

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SMOKE ALARMS TO BE INTER CONNECTED AND COMPLY WITH BCA 1 & 10 PART 3.7-5 AND AUSTRALIAN STANDARD AS 3786.

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WINDOW SCHEDULE

Type Mark	Level	Head Height	Height	Width	Comments
ADH-1506	GROUND FLOOR	2300	1450	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1450	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1450	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1450	610	ALUMINIUM DOUBLE HUNG
ASW-0615	GROUND FLOOR	2300	620	1450	ALUMINIUM SLIDING
ASW-0615	GROUND FLOOR	2300	620	1450	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	875	1210	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	875	1210	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2140	943	1210	
ASW-1212	GROUND FLOOR	2300	1200	1210	
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Level	Height	Width	Comments
-820-HL	GROUND FLOOR	2040	820	
-920-	GROUND FLOOR	2040	920	
CSD-820	GROUND FLOOR	2160	820	
CSD-820	GROUND FLOOR	2160	820	
PL-2127	GARAGE FLOOR	2115	2830	
STK-2130	GROUND FLOOR	2100	3030	

SPECIFIC NOTES

BUSHFIRE ATTACK LEVEL LOW

ENCOMPASS
DRAFTING AND DESIGN
DAMIAN KEEP
Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS & NOTES

Project number	2010	A06
Date	9/06/2021 2:56:45 PM	
Drawn by	DK	
Checked by	RC	Scale

1 COVER

2 3D View 1

ENCOMPASS

DAMIAN KEEP

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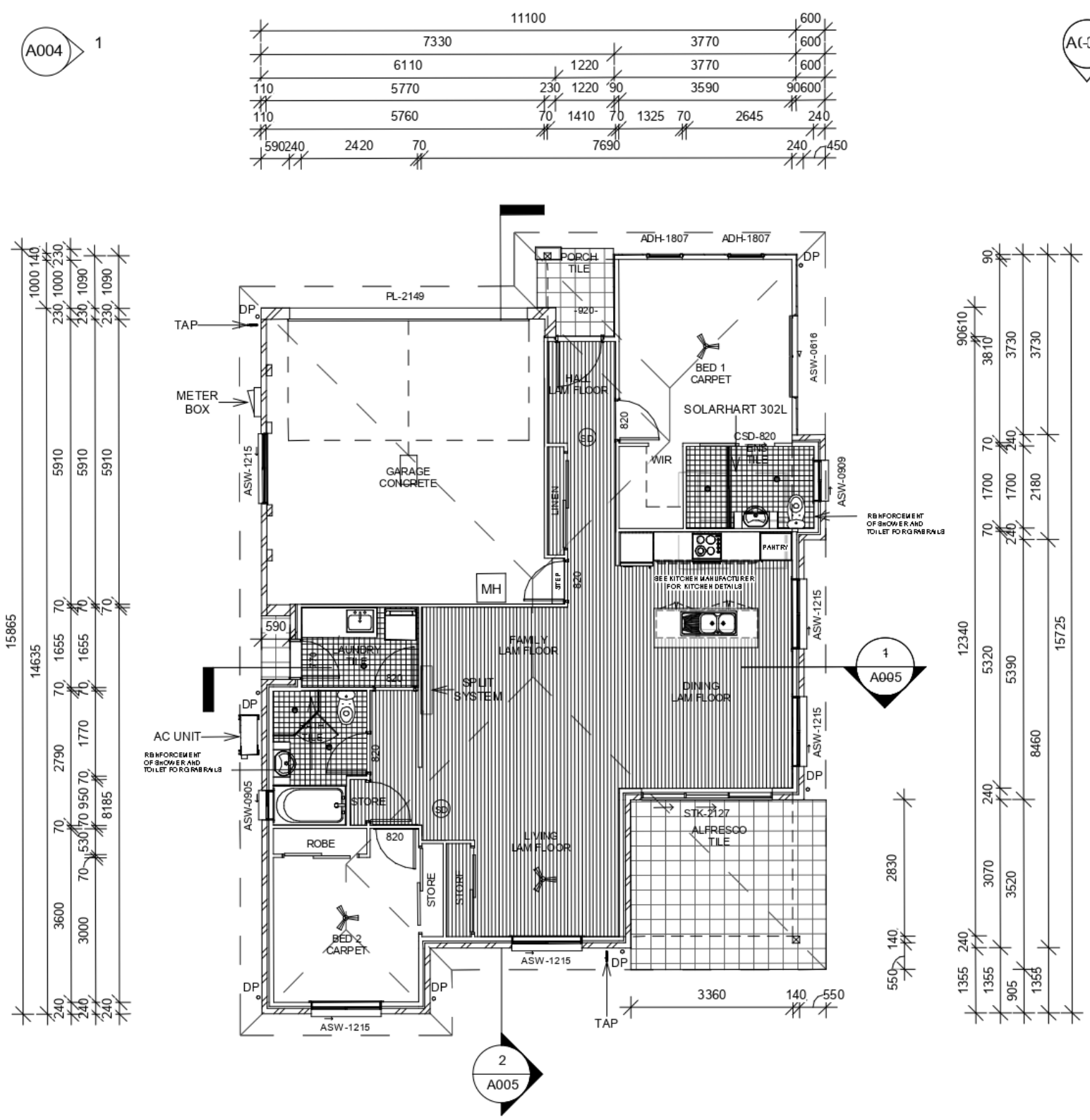
1 GROUND FLOOR

1 : 100

AREA SCHEDULE GROUND FLOOR

HOUSE	111 M
ALFRESCO	14 M
GARAGE	36 M
PORCH	3 M
GRAND TOTAL	164 M



ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 4 UNIT 3 DA ISSUE DRAWINGS	GROUND FLOOR Project number 2010 Date 9/06/2021 3:05:24 PM Drawn by DK Checked by RC A002 Scale 1 : 100

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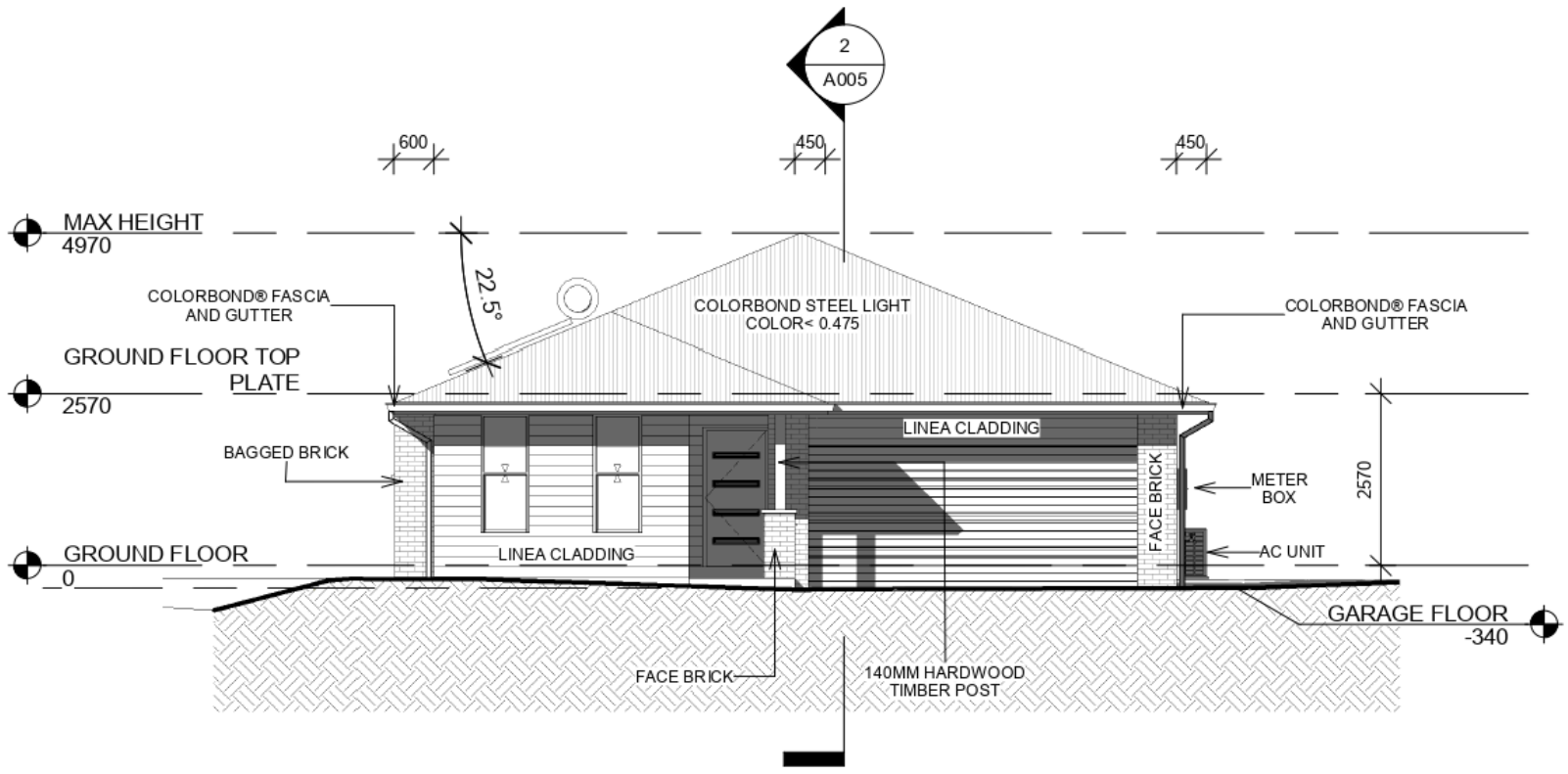
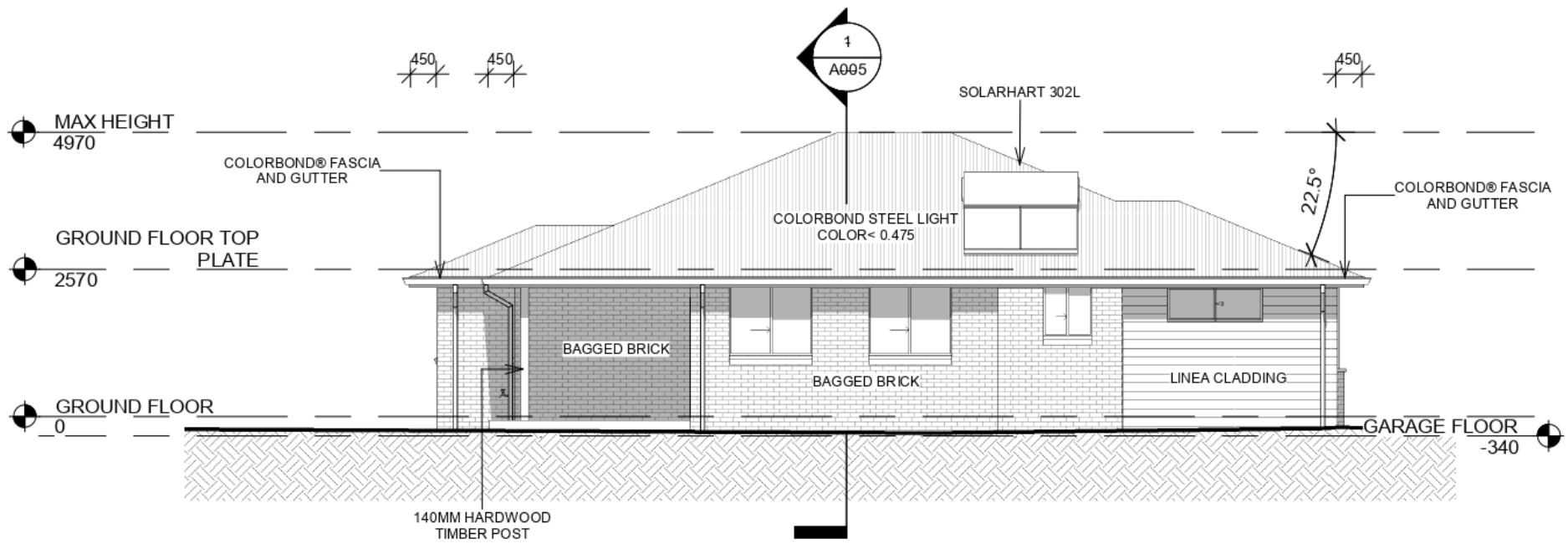
2 NORTH
1 : 100





1 EAST
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 4 UNIT 3 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:05:24 PM Drawn by DK Checked by JM A003 Scale 1 : 100

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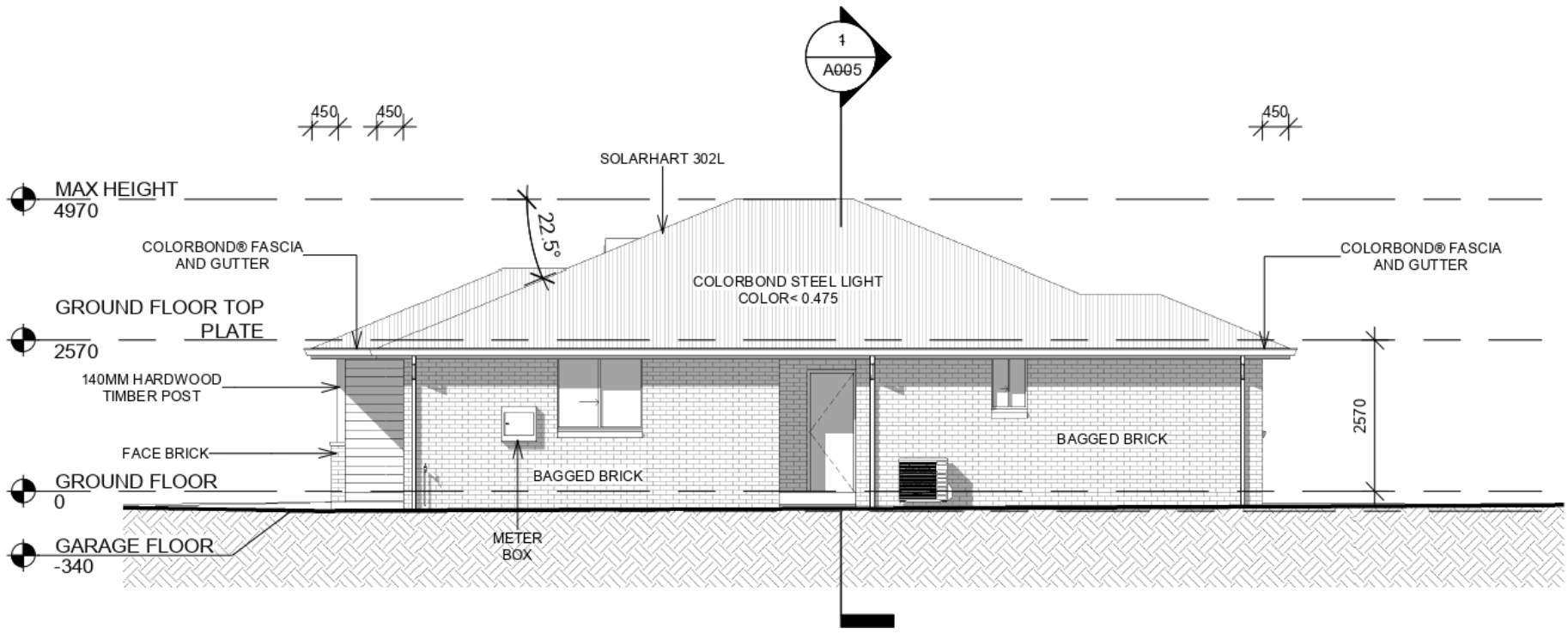
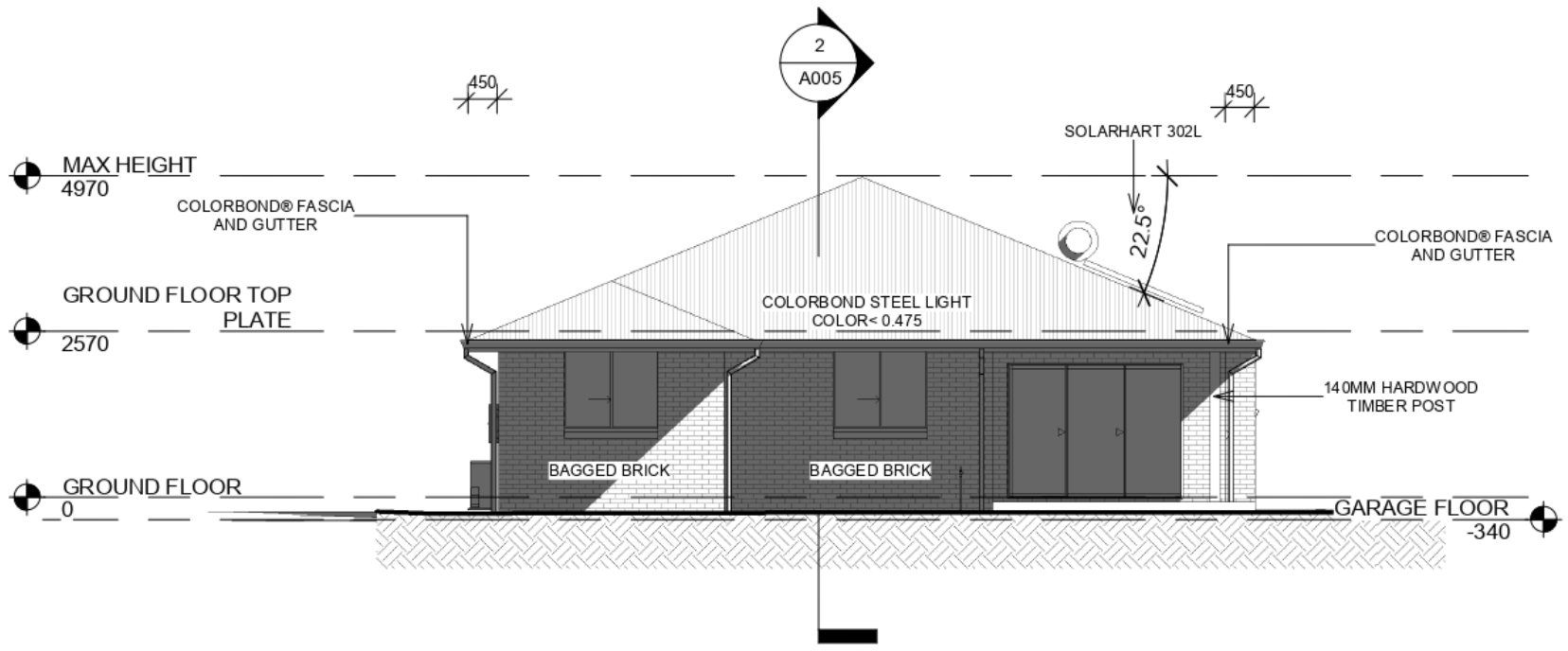
1 WEST
1 : 100





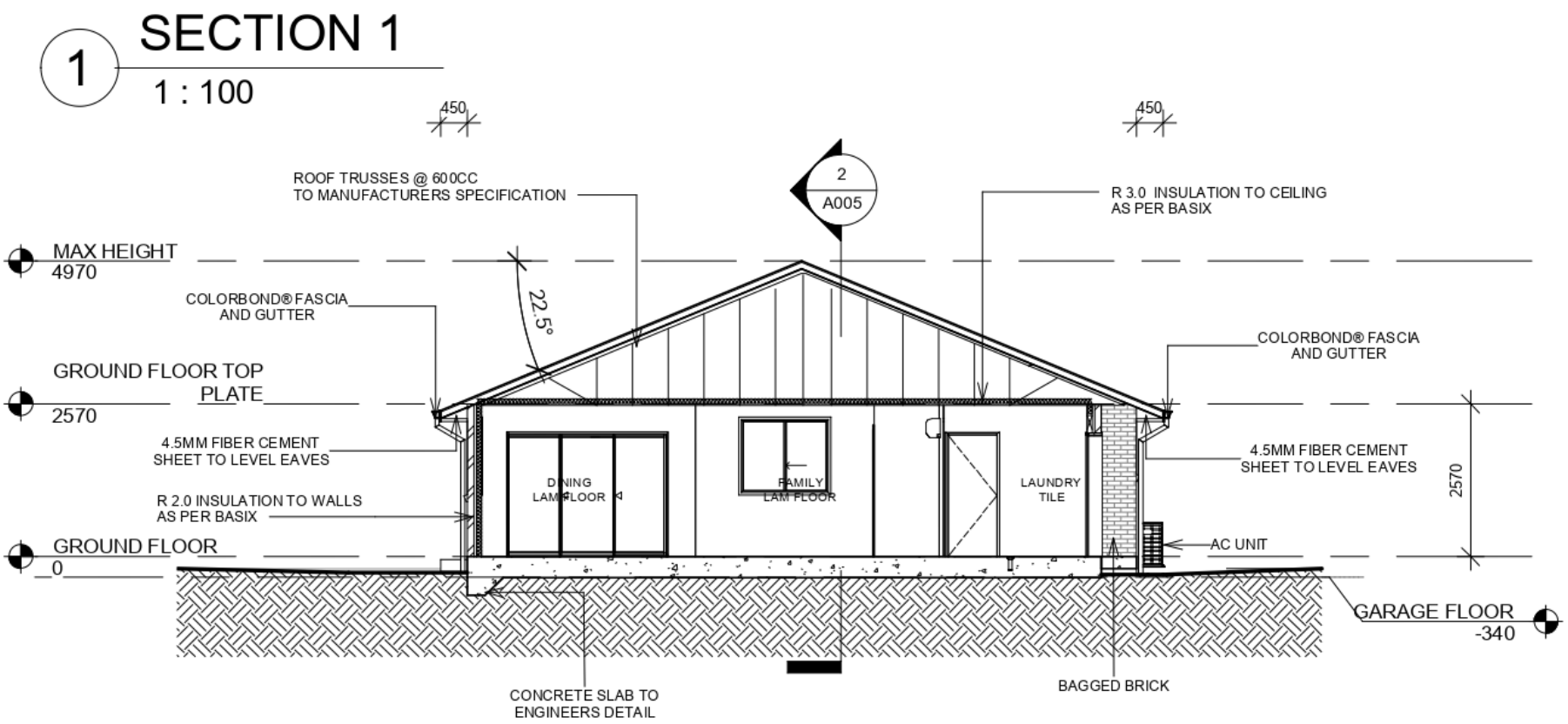
2 SOUTH
1 : 100

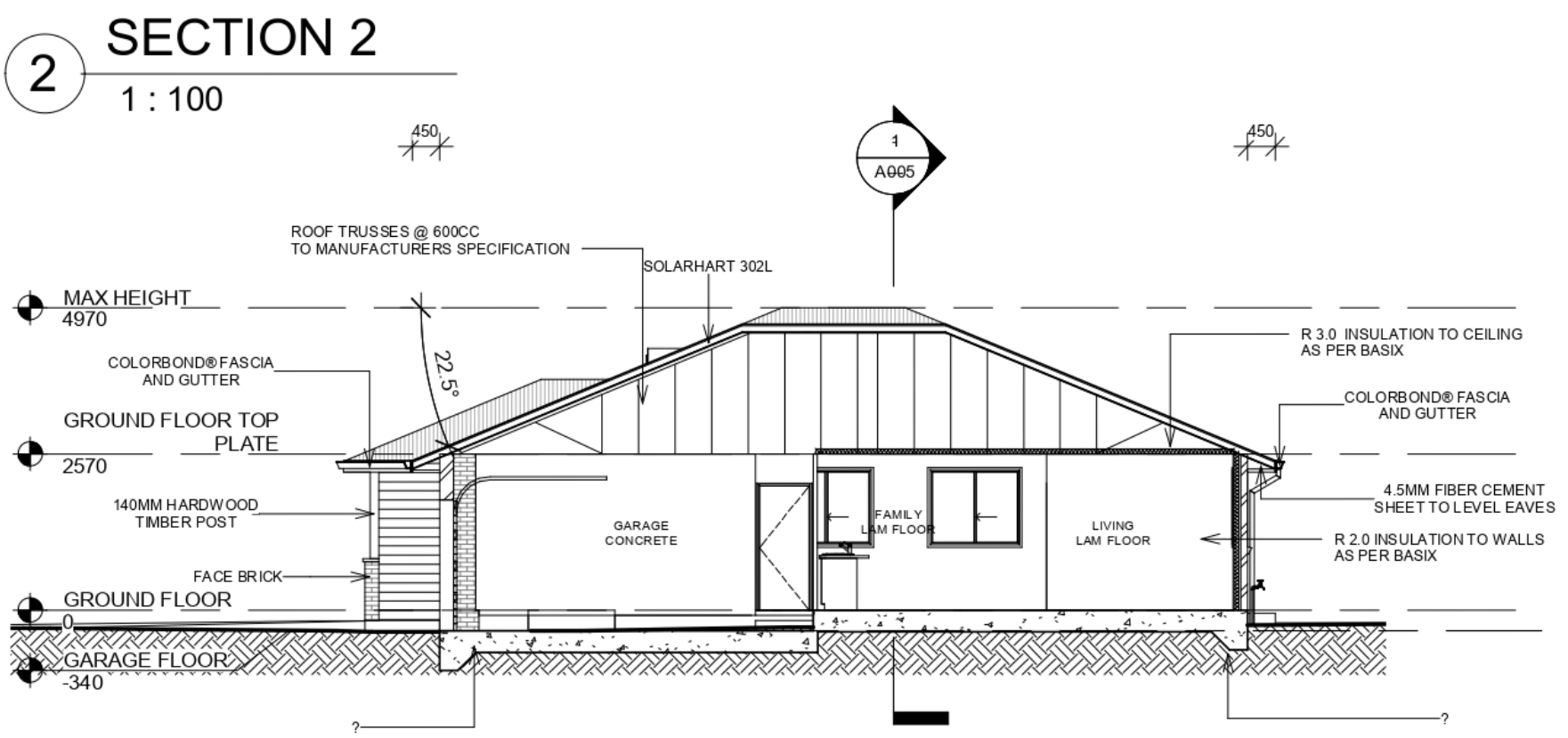
ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 4 UNIT 3 DA ISSUE DRAWINGS	ELEVATIONS
		Project number 2010
		Date 9/06/2021 3:05:25 PM
		Drawn by DK
		Checked by JM
		A004
		Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.





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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 4 UNIT 3 DA ISSUE DRAWINGS	SECTIONS Project number 2010 Date 9/06/2021 3:05:26 PM Drawn by DK Checked by JM A005 Scale 1 : 100

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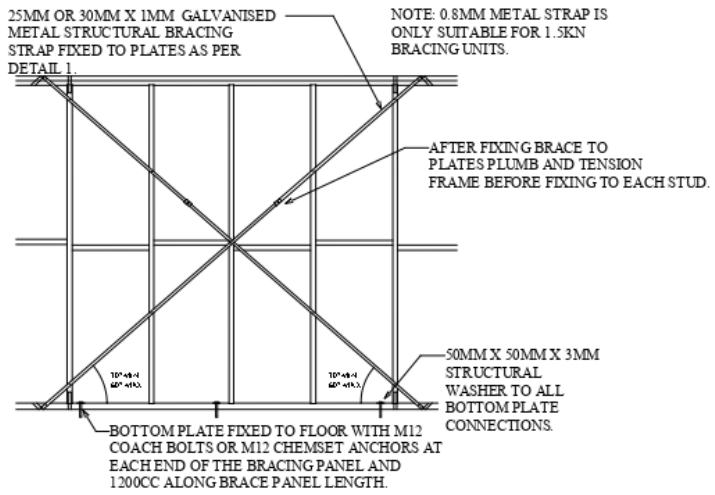

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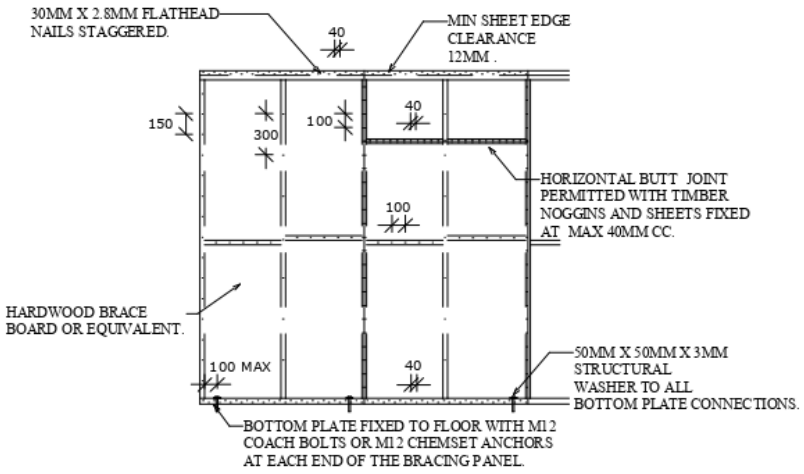

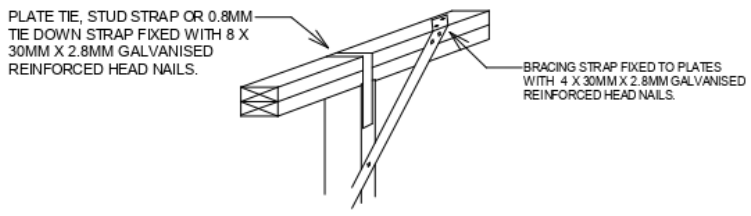

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WINDOW SCHEDULE

Type Mark	Head Height	Height	Width	Comments
ADH-1807	2300	1800	724	ALUMINIUM DOUBLE HUNG
ADH-1807	2300	1800	724	ALUMINIUM DOUBLE HUNG
ASW-0616	2300	620	1690	ALUMINIUM SLIDING
ASW-0905	2300	875	610	ALUMINIUM SLIDING
ASW-0909	2300	875	850	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Height	Width	Comments
-920-	2040	920	HUME ENTRY DOOR
CSD-820	2160	820	CAVITY SLIDER
PL-2149	2165	4990	PANEL LIFT
STK-2127	2095	2705	STACKER DOOR

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SPECIFIC NOTES

BUSHFIRE ATTACK LEVEL LOW

ENCOMPASS
DRAFTING AND DESIGN
DAMIAN KEEP
Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS & NOTES

Project number	2010	A006
Date	9/06/2021 3:05:26 PM	
Drawn by	DK	
Checked by	JM	Scale

SHEET LIST	
COVER	A01
GROUND FLOOR	A02
ELEVATIONS	A03
ELEVATIONS	A04
SECTIONS	A05
DETAILS & NOTES	A07
DETAILS & NOTES	A07.1

1 COVER SHEET

2 3D View 1

3 3D View 2

ENCOMPASS

DAMIAN KEEP

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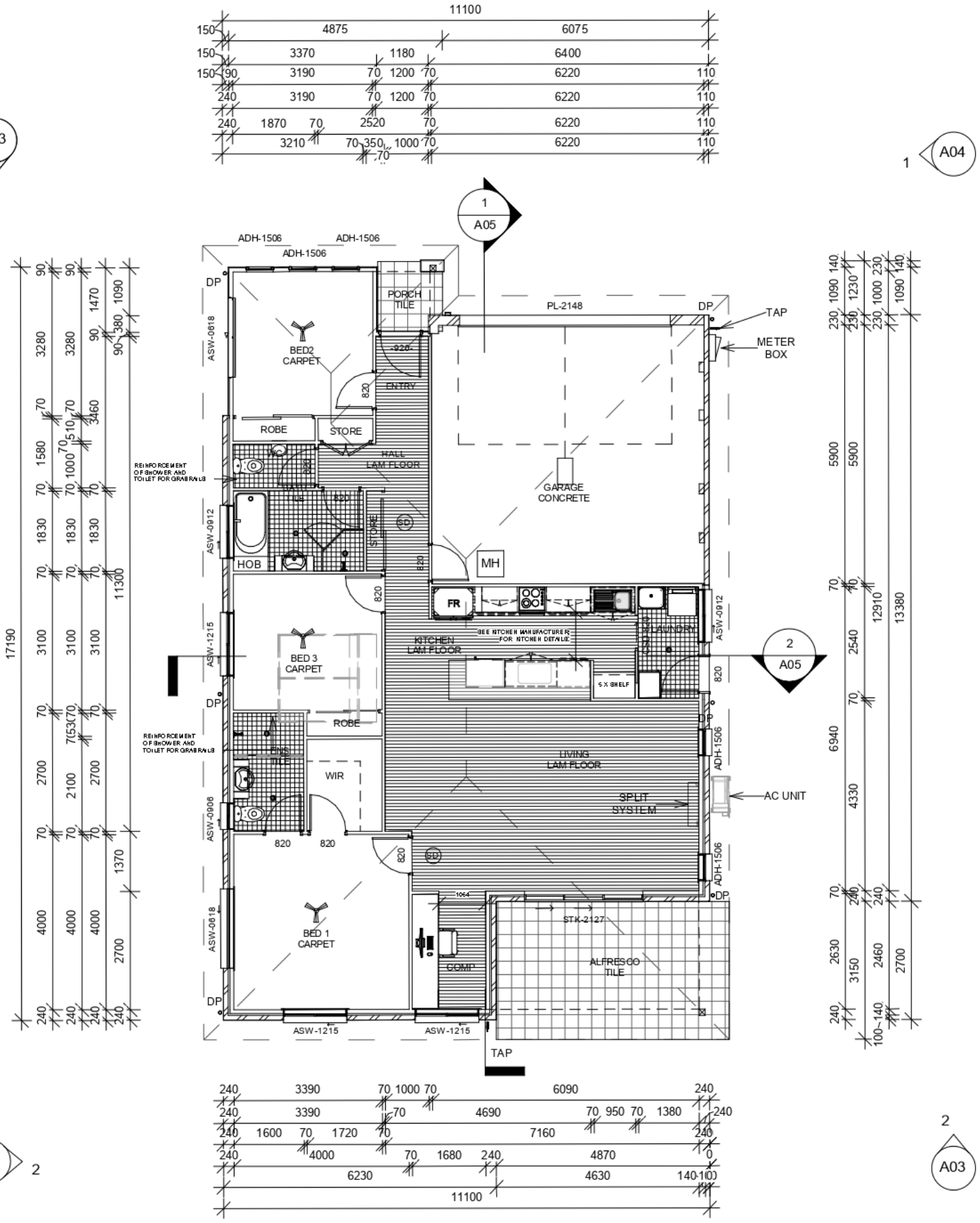
AREA SCHEDULE GROUND FLOOR

HOUSE	130 M
GARAGE	39 M
ALFRESCO	17 M
PORCH	2 M
GRAND TOTAL	187 M

1 GROUND FLOOR

1 : 100



ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 5 UNIT 4 DA ISSUE DRAWINGS	GROUND FLOOR Project number 2010 Date 9/06/2021 3:18:44 PM Drawn by DK Checked by RC A02 Scale 1 : 100

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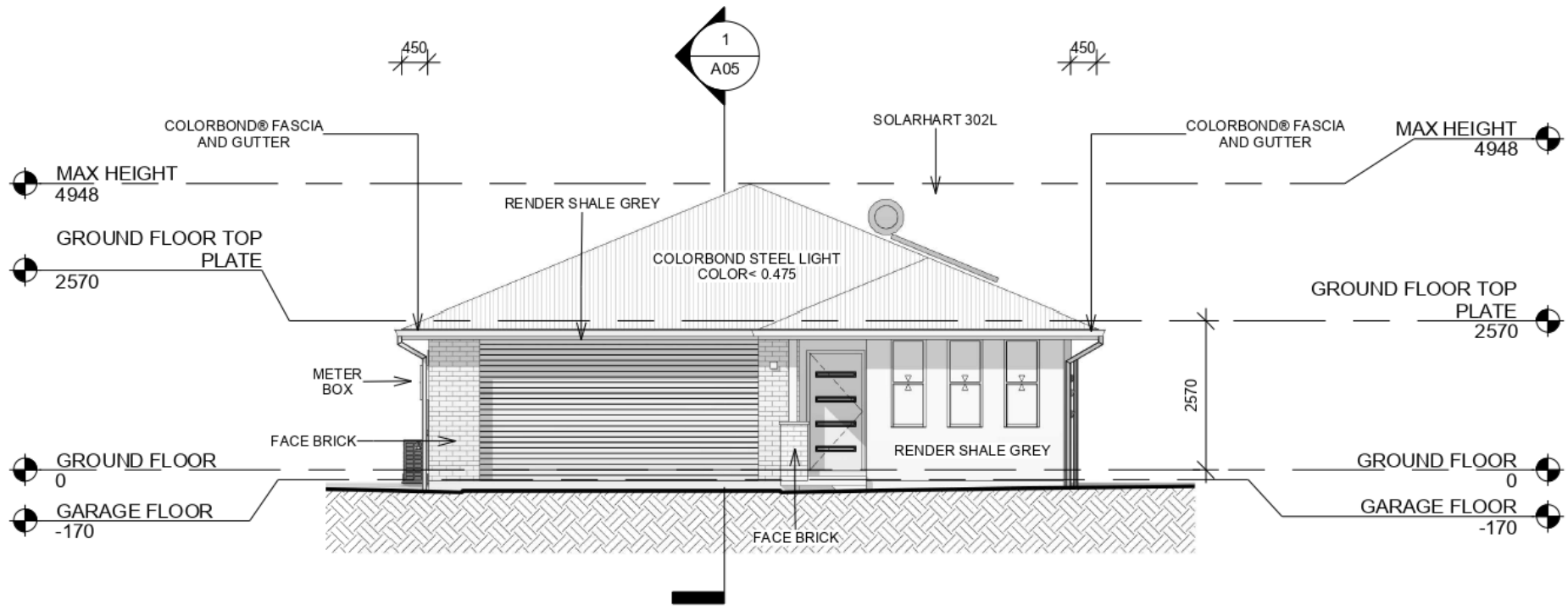

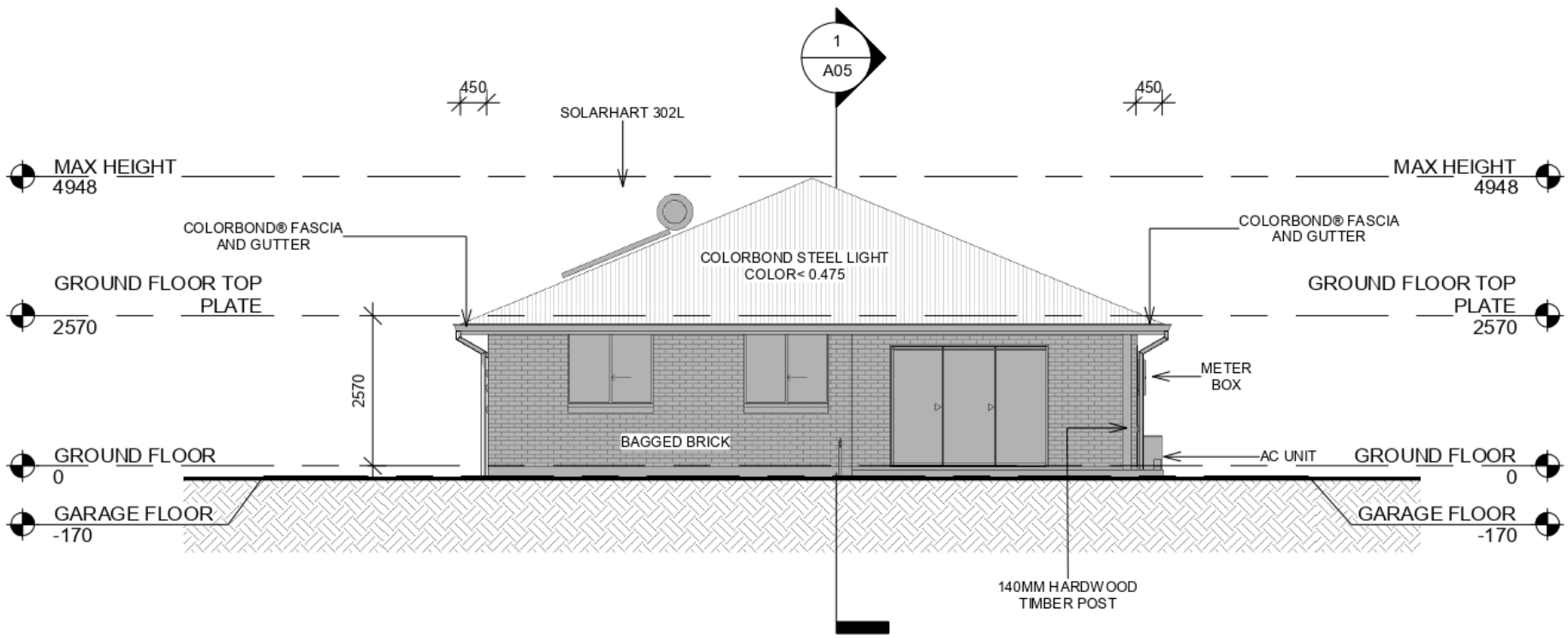

2 SOUTH
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ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 5 UNIT 4 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:18:45 PM Drawn by DK Checked by RC A03 Scale 1 : 100

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2 WEST
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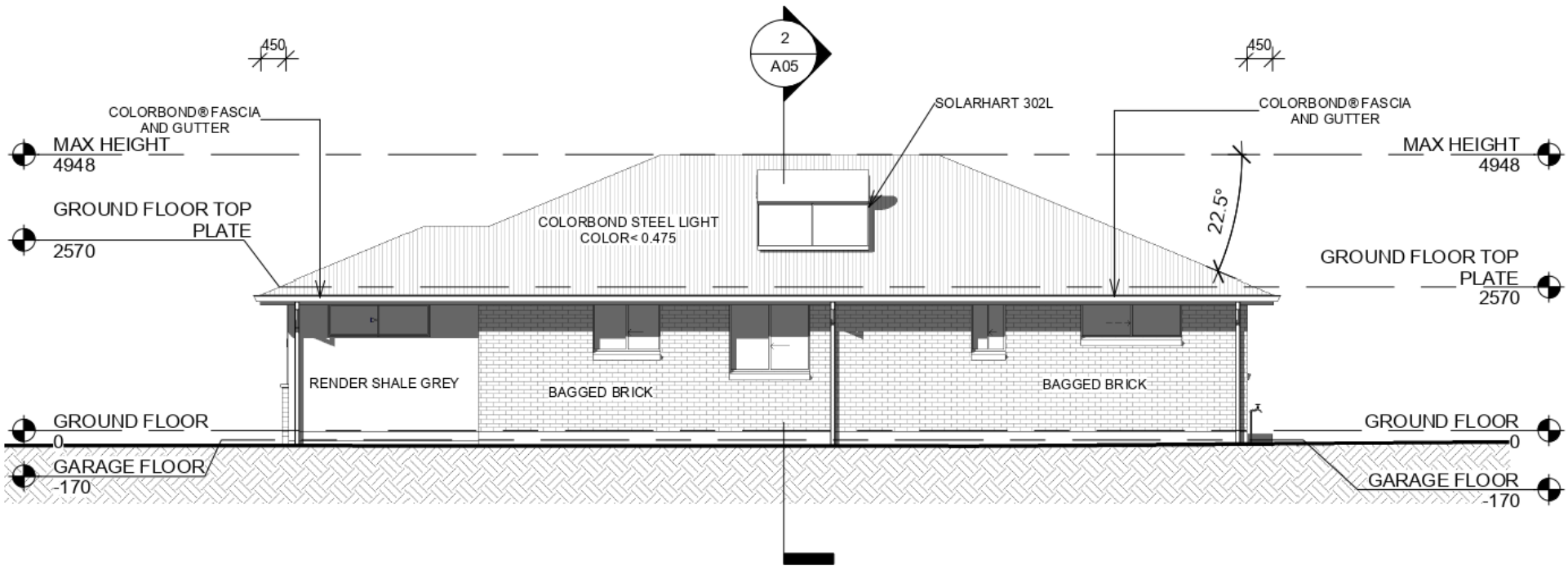
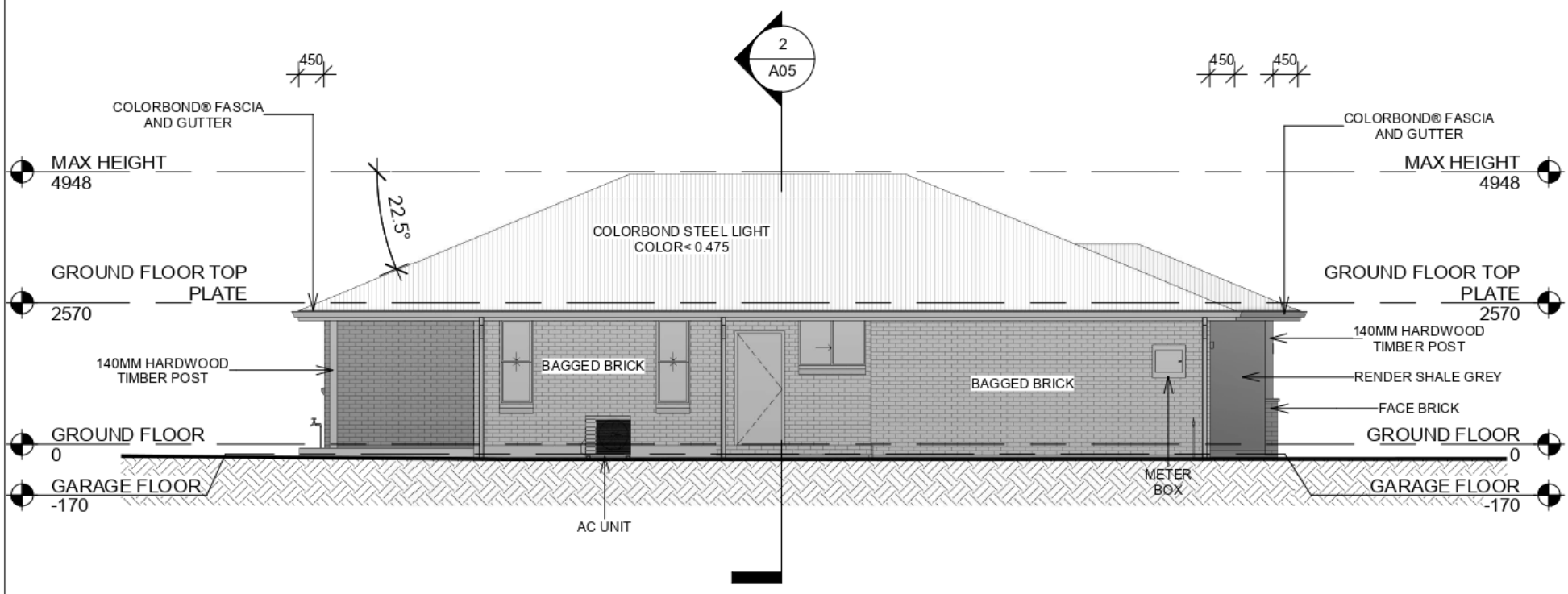




1 EAST
1 : 100

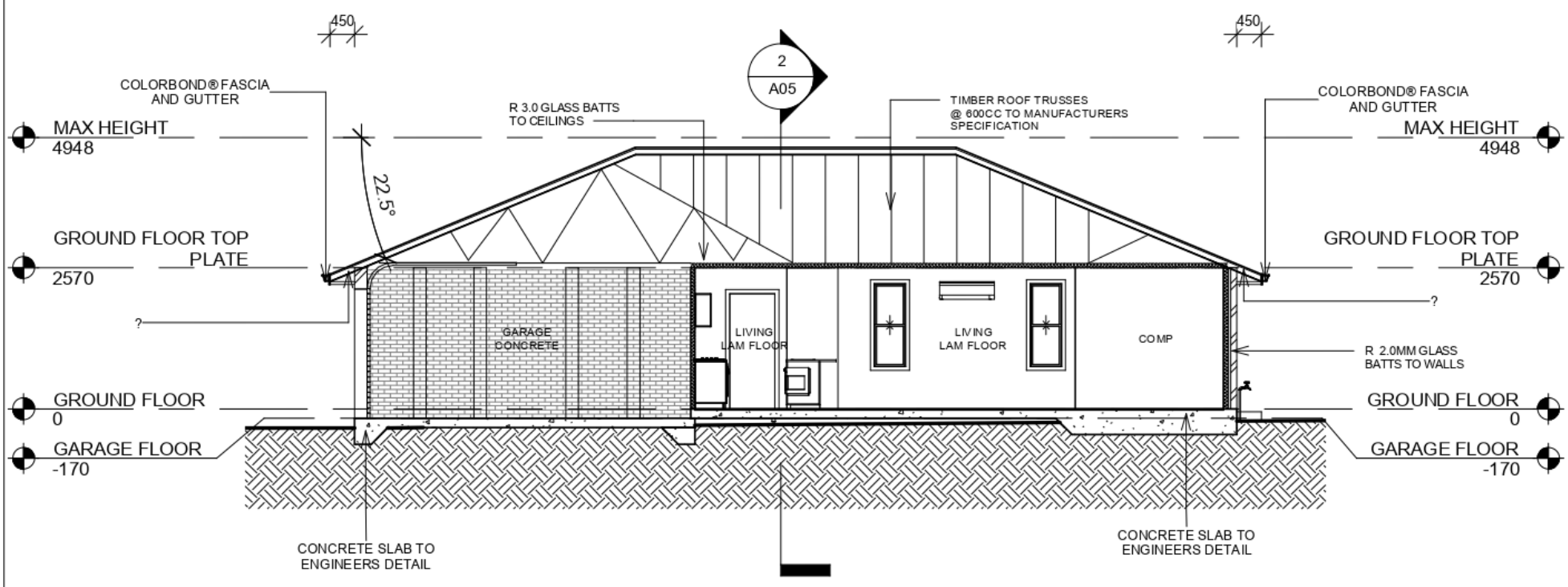
ENCOMPASS

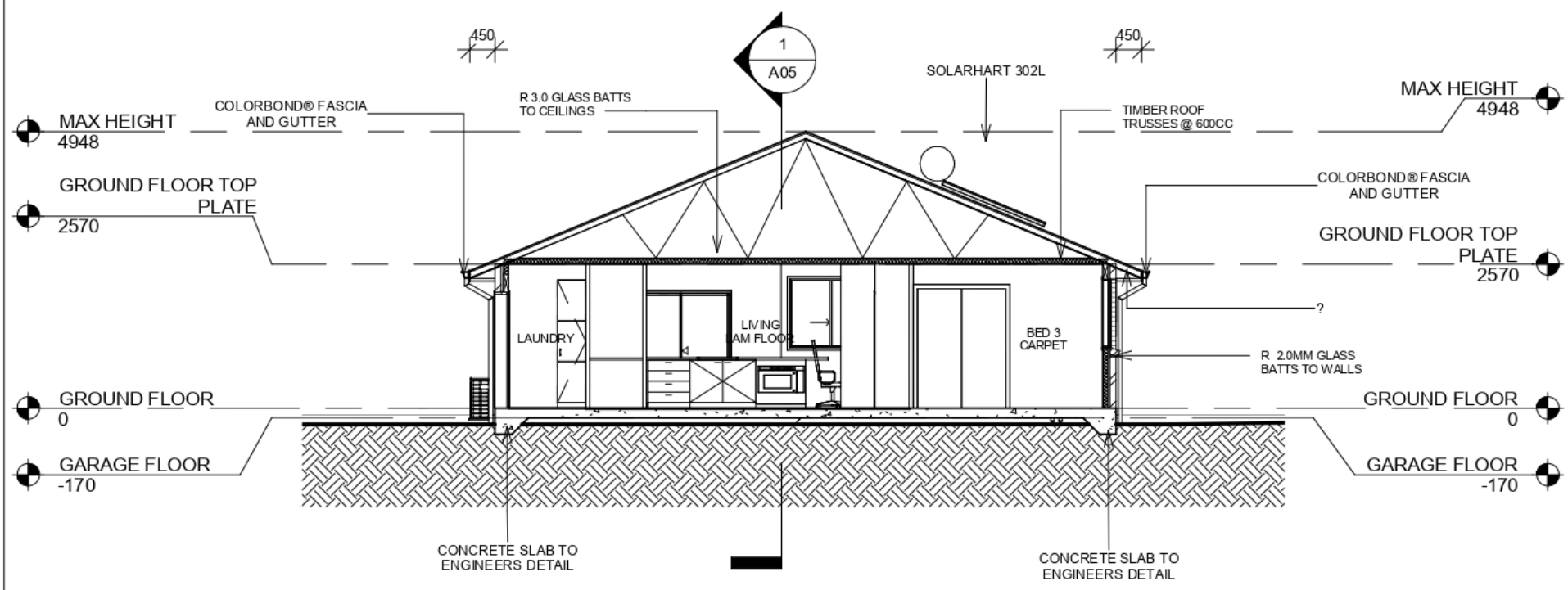
MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 5 UNIT 4 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A04
		Date 9/06/2021 3:18:45 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.

1 SECTION 1
1 : 100





2 SECTION 2
1 : 100

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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 5 UNIT 4 DA ISSUE DRAWINGS	SECTIONS Project number 2010 Date 9/06/2021 3:18:46 PM Drawn by DK Checked by RC A05 Scale 1 : 100

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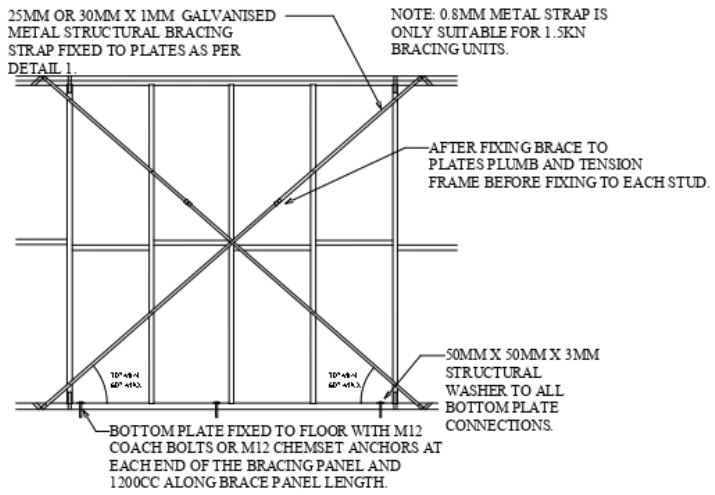
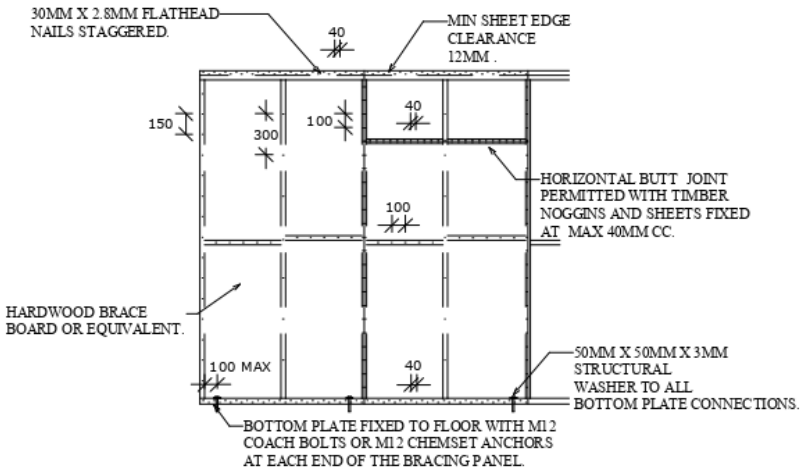
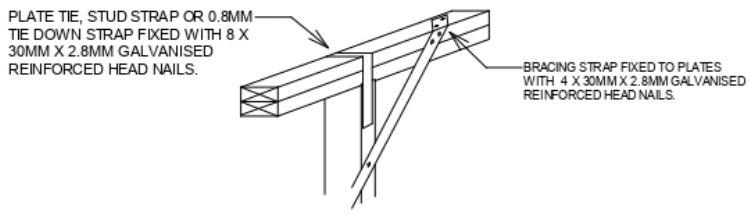
CROSS BRACING DETAIL 1.5 KN OR 3KN WITH TIES & ANCHORS.



SHEET BRACING DETAIL HARDWOOD BRACEBOARD 3.4KN OR 6KN WITH ANCHORS.





STUD STRAP FIXING DETAILS

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WHERE PRE FABRICATED WALL FRAMES AND ROOF TRUSSES ARE NOMINATED THE DESIGN AND SPECIFICATION (INCLUDING SPECIFIC HOLD DOWN REQUIREMENTS) ARE TO BE SPECIFIED BY THE FRAME AND TRUSS MANUFACTURER.

BALUSTRADING AND HANDRAILS (WHERE APPLICABLE) ARE TO COMPLY WITH B.C.A. CLAUSE 3.9.2 AND AS 1170.

STAIRS (WHERE APPLICABLE) ARE TO COMPLY WITH BCA CLAUSE 3.9.1 AND 3.9.1.4. WITH NON SLIP TREADS AND HANDRAIL AS PER AS 4586

VAPOR BARRIER TO BE INSTALLED IN ACCORDANCE WITH B.C.A CLAUSE 3.2.2.6 AND TO BE 0.2 FORTECON OR EQUIVALENT AND MUST BE MEDIUM IMPACT RESISTANT ON A MINIMUM 50MM BED OF SAND FILL.

WHERE W.C. OR ENSUITE DOORS DO NOT OPEN OUTWARD
THEY SHALL BE INSTALLED WITH LIFT OFF HINGES.

PLUMBING AND DRAINAGE SYSTEMS ARE TO COMPLY WITH AS3500 WITH TEMPORARY DOWN PIPES TO BE USED TO DISPERSE WATER DURING CONSTRUCTION.

STORM WATER FROM THE ROOF TO BE DISCHARGED TO WATER TANKS, THE STREET KERB OR ONTO OWN PROPERTY WITHOUT NUISANCE TO NEIGHBOURS.

TERMITE MANAGEMENT SYSTEMS ARE TO COMPLY WITH AS 3660 WITH THE PROPERTY OWNERS NOTIFIED AS TO ANY ON GOING MAINTENANCE REQUIREMENTS / OBLIGATIONS.

BATH, WC AND LAUNDY ARE TO BE NATURALLY VENTILATED OR HAVE EXHAUST FANS DUCTED DIRECTLY OUTSIDE OR TO ROOF SPACE AS PER BCA 3.8.7

INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS 3786. AND BCA PART 3.7.5

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3600 AND AS 2870.

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3700.

DAMP_PROOF COURSES AND FLASHINGS TO BE IN ACCORDANCE WITH AS/NZ 2094.

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 AND ANY SPECIFIC BASIX REQUIREMENTS.

UN-PLASTICISED PVC. (UPVC) DOWN PIPE AND FITTINGS FOR ANY RAINWATER TO COMPLY WITH AS 1273.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS 1562.1.

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS /NZ 3661 SLIP RESISTANCE.

GLAZING, SHOWER SCREENS, BATH ENCLOSURES AND ROBE DOORS ARE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288 & AS 2047 WINDOW RESTRICTORS OR SCREENS TO BE FITTED AS PER THE BCA PART 3.6

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 AND B.C.A. TABLE 3.8.1.1

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZ 3018.

SMOKE ALARMS TO BE INTER CONNECTED AND COMPLY WITH BCA 1 & 10 PART 3.7-5 AND AUSTRALIAN STANDARD AS 3786.

POOL SAFETY FENCES (WHERE APPLICABLE) ARE TO BE INSTALLED TO COMPLY WITH AS 1926. AND THE SWIMMING POOLS ACT 1992 WITH ACCESS AND FITTING.

IF ANY DISCREPANCY, AMBIGUITY, ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO ENCOMPASS DRAFTING BEFORE PROCEEDING.

SILT FENCES ARE TO BE 600MM HIGH AND ARE TO COMPLY WITH COUNCIL POLICY

ALL DIMENSIONS ARE TO BE VERIFIED BY THE BEFORE WORK OR FABRICATION COMMENCES.

WINDOW SCHEDULE

Type Mark	Level	Head Height	Height	Width	Comments
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ASW-0618	GROUND FLOOR	2300	600	1810	ALUMINIUM SLIDING
ASW-0618	GROUND FLOOR	2300	600	1810	ALUMINIUM SLIDING
ASW-0906	GROUND FLOOR	2300	850	610	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	850	1210	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	850	1210	ALUMINIUM SLIDING
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Level	Height	Width	Comments
-920-	GROUND FLOOR	2040	920	HUME ENTY DOOR
CSD-820	GROUND FLOOR	2160	820	CAVITY SLIDER
PL-2148	GARAGE FLOOR	2365	4870	PANEL LIFT DOOR
STK-2127	GROUND FLOOR	2095	2705	ALUMINIUM STACKER

NOTES
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SPECIFIC NOTES

BUSHFIRE ATTACK LEVEL LOW

ENCOMPASS
DRAFTING AND DESIGN

DAMIAN KEEP

Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

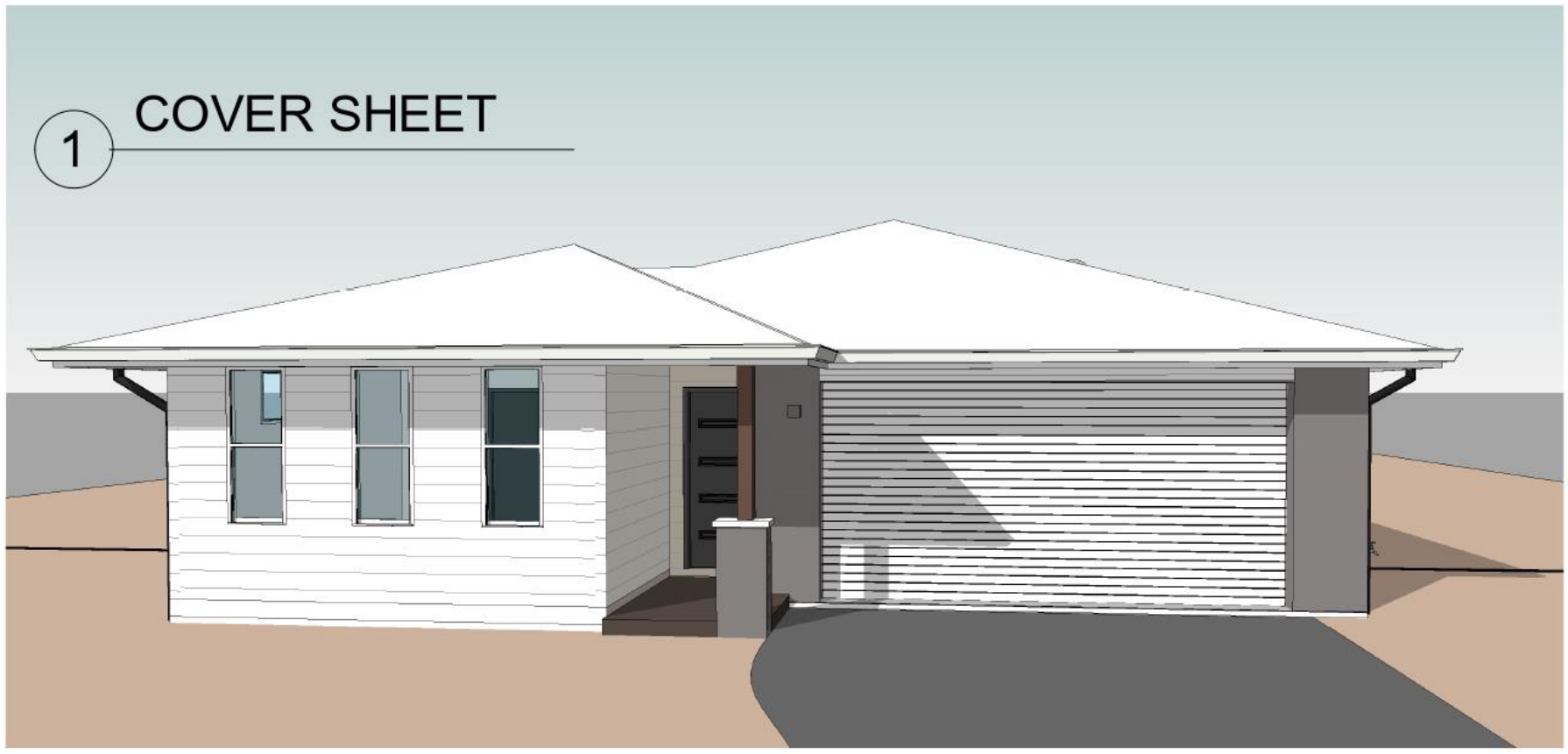
MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE NSW 2445

DETAILS & NOTES

Project number	2010	A07
Date	9/06/2021 3:18:46 PM	
Drawn by	DK	
Checked by	RC	Scale

1 COVER SHEET



2 3D View 1

ENCOMPASS

DAMIAN KEEP

Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

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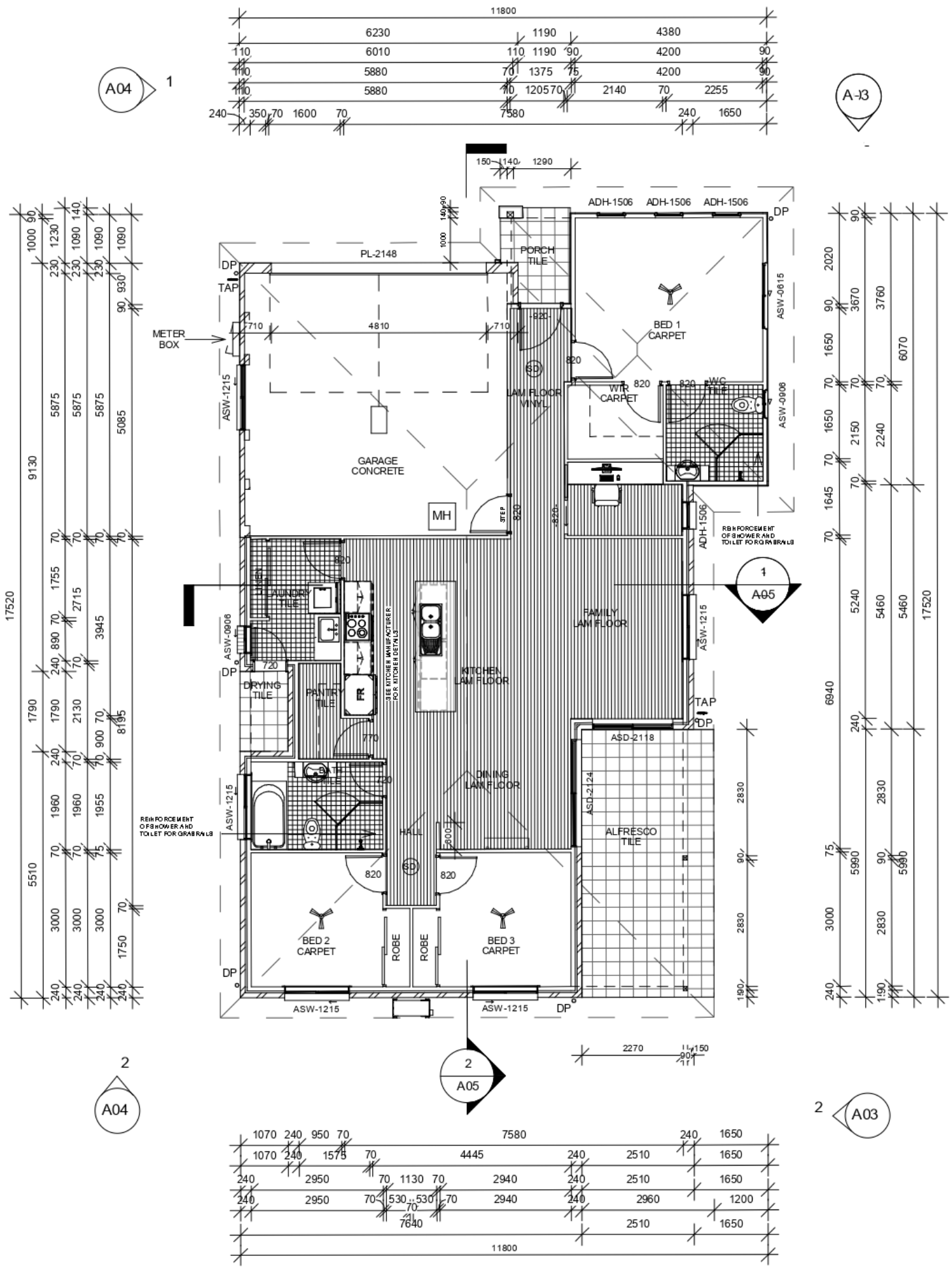
AREA SCHEDULE GROUND FLOOR

HOUSE	125 M
DRYING	2 M
PATIO	18 M
PORCH	3 M
GARAGE	37 M
GRAND TOTAL	185 M

1 GROUND FLOOR

1 : 100



ENCOMPASS

SMOKE ALARM (SD)

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 6 UNIT 5 DA ISSUE DRAWINGS	FLOOR PLAN Project number 2010 Date 9/06/2021 3:24:37 PM Drawn by DK Checked by RC A02 Scale 1 : 100

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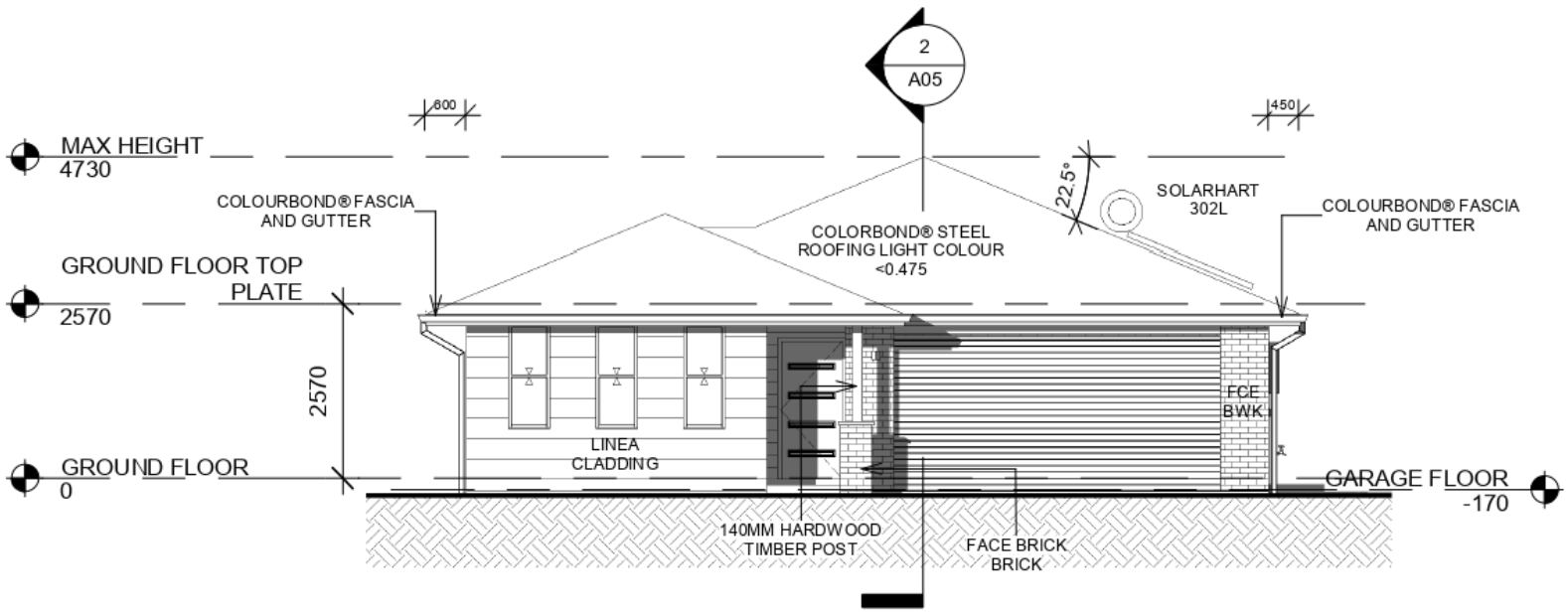

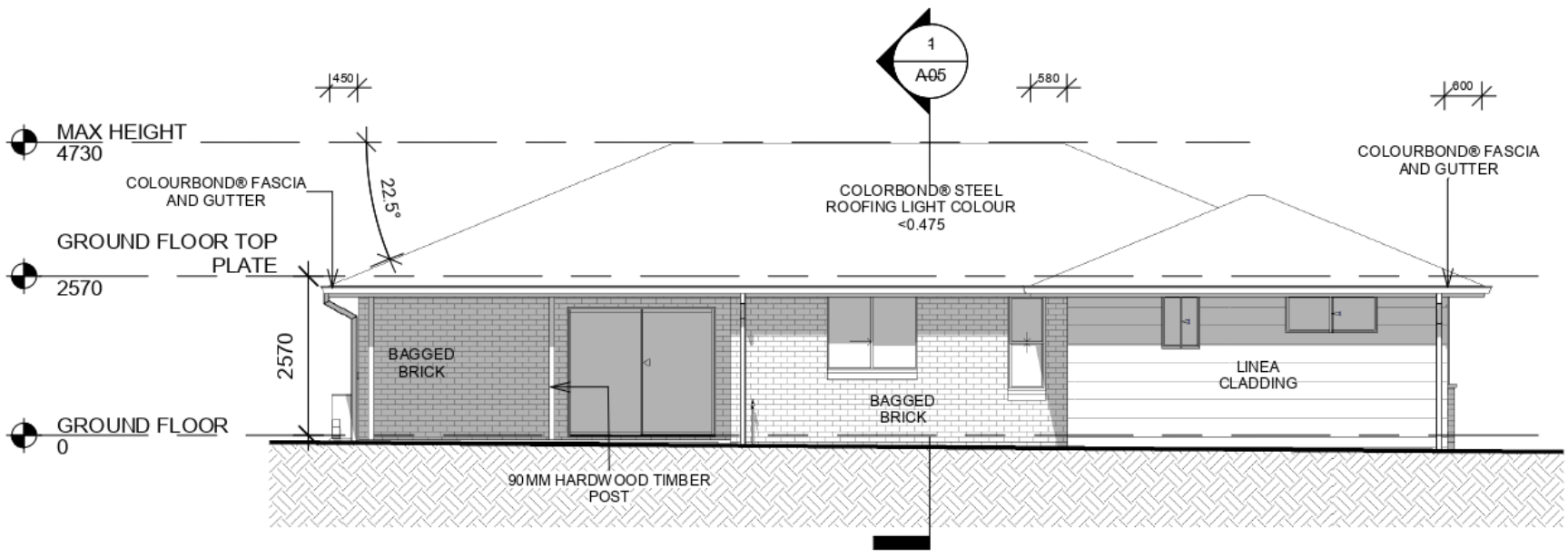

2 EAST
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ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 6 UNIT 5 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:24:37 PM Drawn by DK Checked by RC A03 Scale 1 : 100

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2 SOUTH
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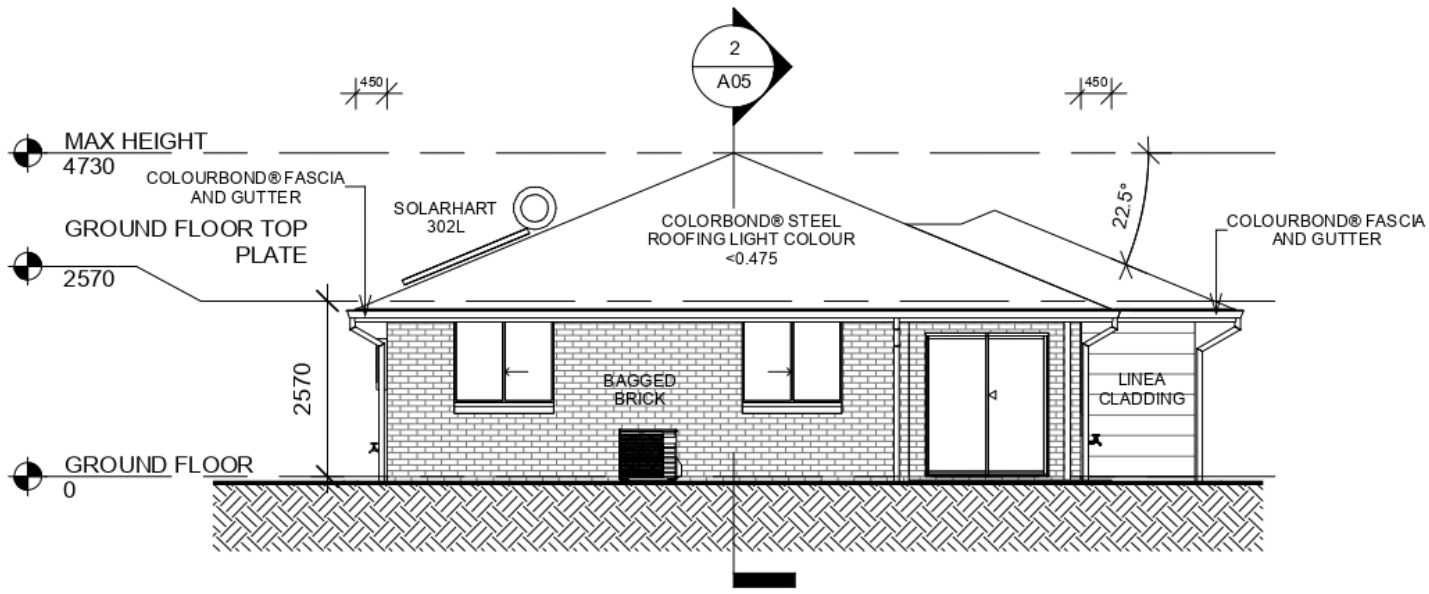

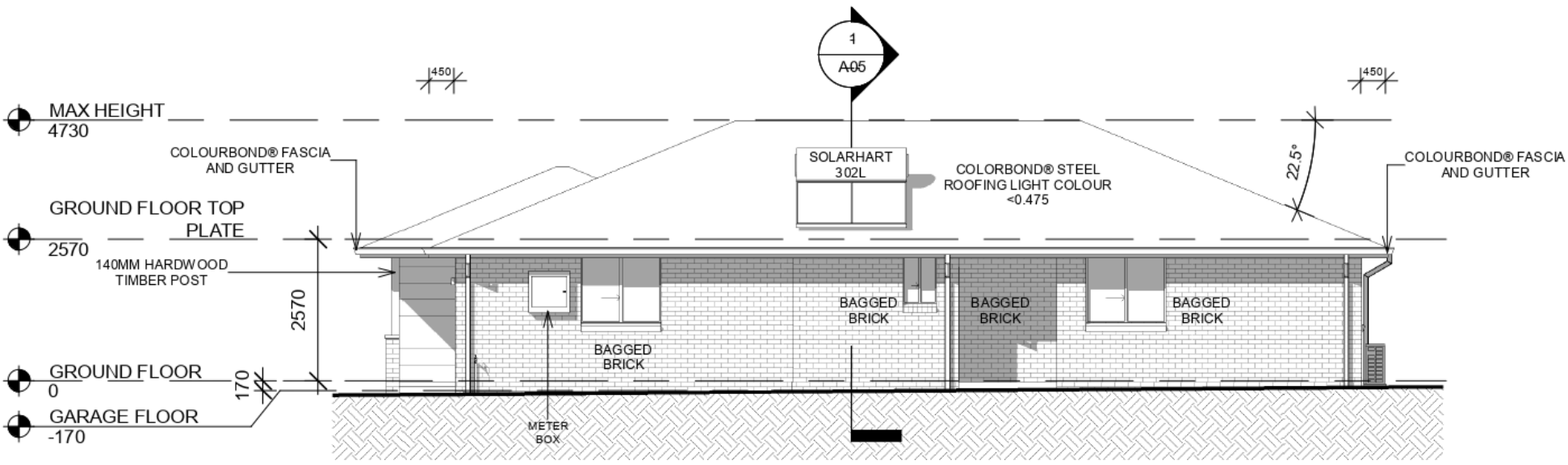

1 WEST
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ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 6 UNIT 5 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:24:38 PM Drawn by DK Checked by RC A04 Scale 1 : 100

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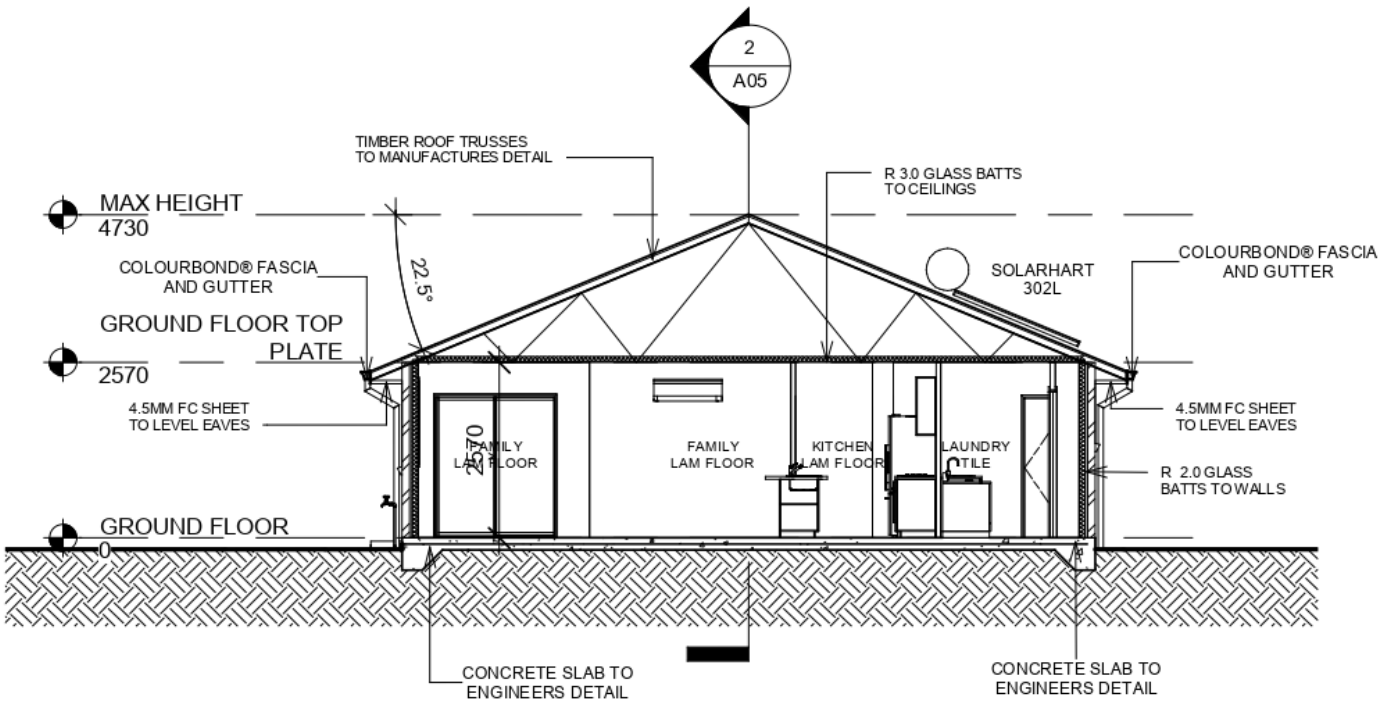
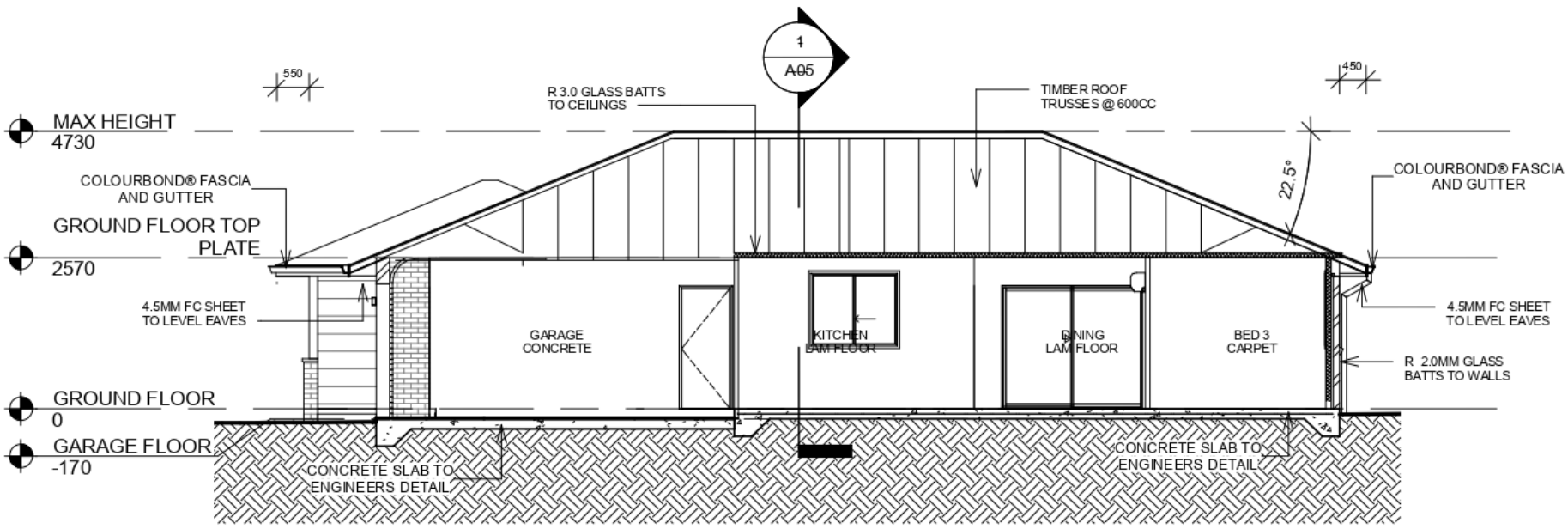
1 SECTION 1
1 : 100





2 SECTION 2
1 : 100

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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 6 UNIT 5 DA ISSUE DRAWINGS	SECTIONS Project number 2010 Date 9/06/2021 3:24:39 PM Drawn by DK Checked by RC A05 Scale 1 : 100

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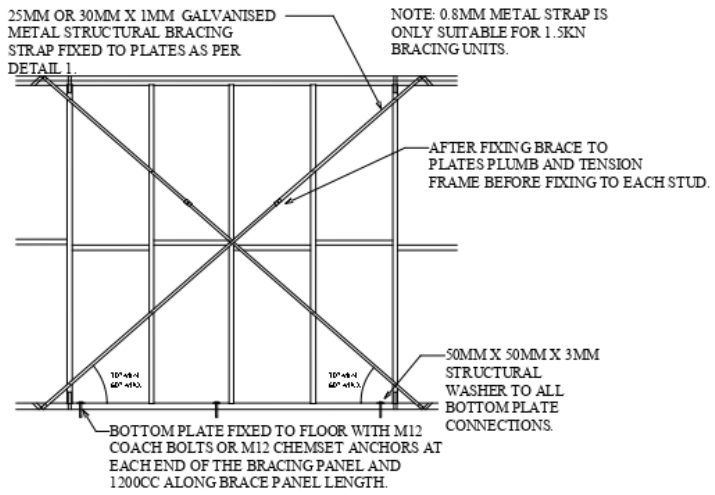

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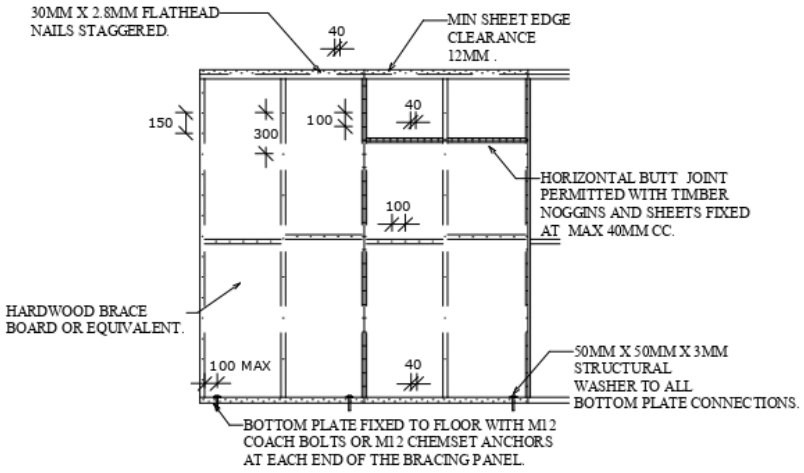

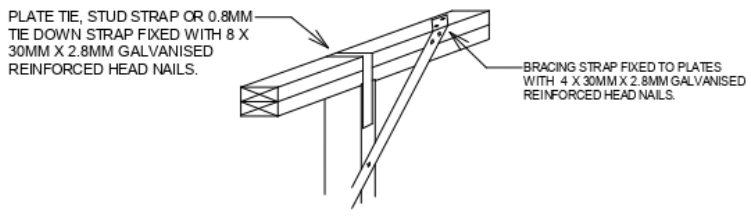

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THEY SHALL BE INSTALLED WITH LIFT OFF HINGES.

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BATH, WC AND LAUNDY ARE TO BE NATURALLY VENTILATED OR HAVE EXHAUST FANS DUCTED DIRECTLY OUTSIDE OR TO ROOF SPACE AS PER BCA 3.8.7

INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS 3786. AND BCA PART 3.7.5

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WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 AND B.C.A. TABLE 3.8.1.1

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZ 3018.

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SILT FENCES ARE TO BE 600MM HIGH AND ARE TO COMPLY WITH COUNCIL POLICY

ALL DIMENSIONS ARE TO BE VERIFIED BY THE BEFORE WORK OR FABRICATION COMMENCES.

WINDOW SCHEDULE

Type Mark	Head Height	Height	Width	Comments
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ASW-0615	2300	620	1450	ALUMINIUM SLIDING
ASW-0906	2300	875	610	ALUMINIUM SLIDING
ASW-0906	2300	875	610	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Height	Width	Comments
-820-	2160	820	ENTERAL DURACOAT DOOR
-920-	2040	920	HUME ENTRY
ASD-2118	2100	1791	ALUMINIMIUM SLIDING
ASD-2124	2100	2391	ALUMINIMIUM SLIDING
PL-2148	2315	4870	PANEL LIFT DOOR

BUSHFIRE ATTACK LEVEL LOW

ENCOMPASS
DRAFTING AND DESIGN
DAMIAN KEEP
Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

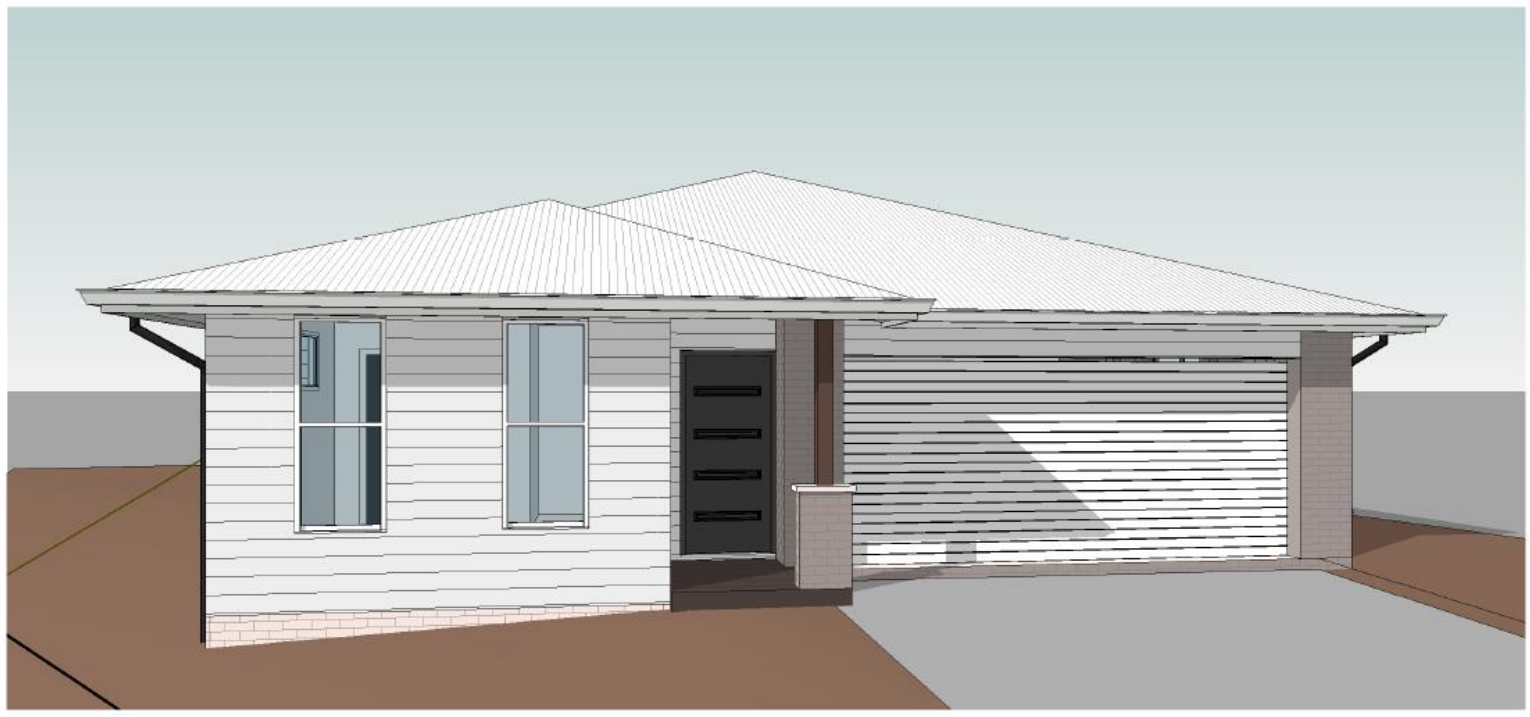
MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS AND NOTES

Project number	2010	A06
Date	9/06/2021 3:24:39 PM	
Drawn by	Author	
Checked by	Checker	Scale

1 COVER



2 3D View 1

ENCOMPASS

DAMIAN KEEP

Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

NOTES
THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON THE JOB PRIOR THE COMMENCEMENT OF ANY SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCY, AMBIGUITY, OR INCONSISTENCY SHALL BE REPORTED TO THE DRAFTSPERSON PRIOR TO COMMENCEMENT OF ANY WORK. ALL INTERNAL DIMENSIONS ARE FRAME MEASUREMENTS EXCLUDING LININGS. ALL BUILDING WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SMOKE ALARMS TO BE INTER CONNECTED AND COMPLY WITH BCA 1 & 10 PART 3.7-2 AND AUSTRALIAN STANDARD AS 3786.

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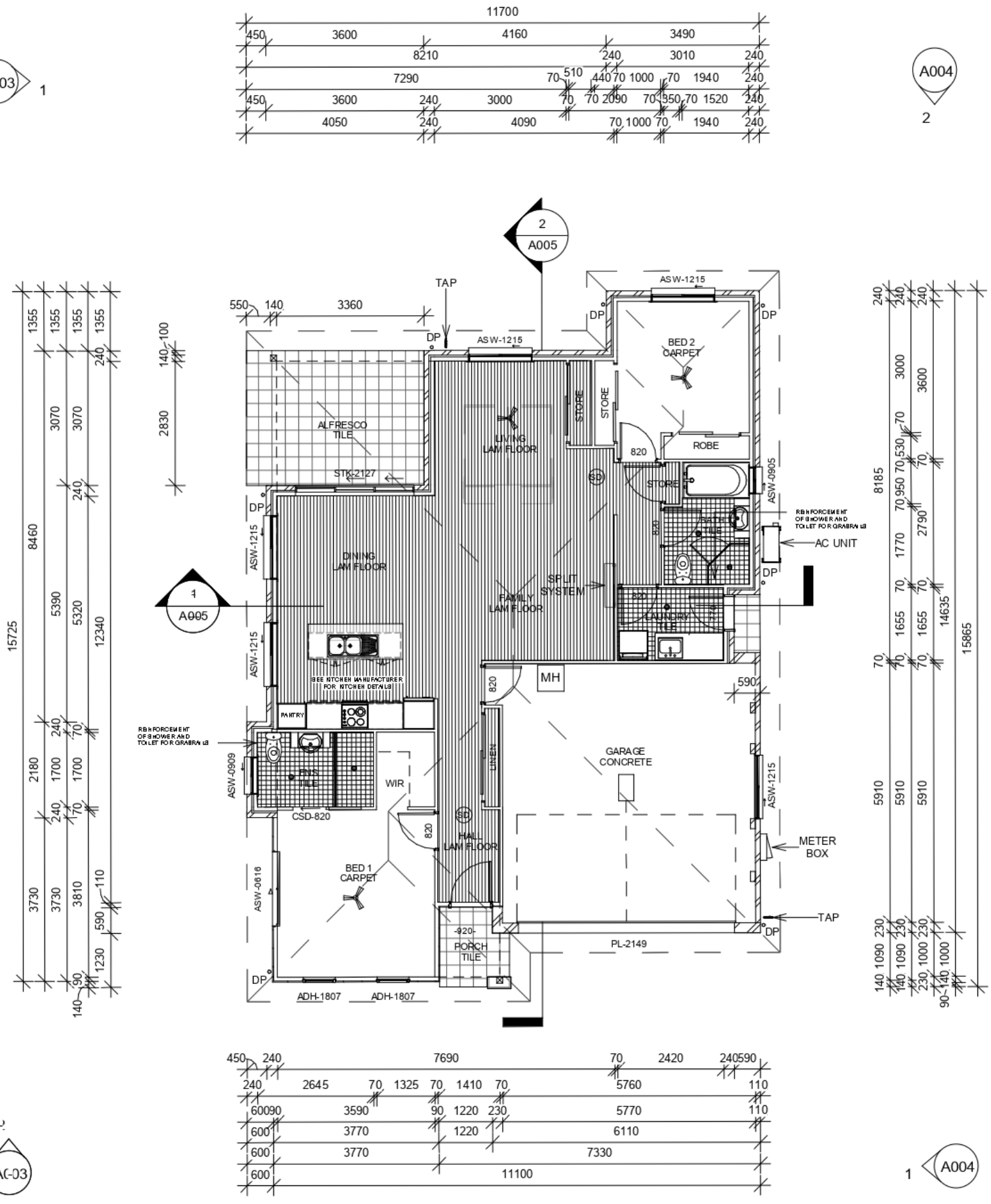
1 GROUND FLOOR

1 : 100

AREA SCHEDULE GROUND FLOOR

HOUSE	111 M
ALFRESCO	12 M
GARAGE	36 M
PORCH	3 M
GRAND TOTAL	162 M



ENCOMPASS

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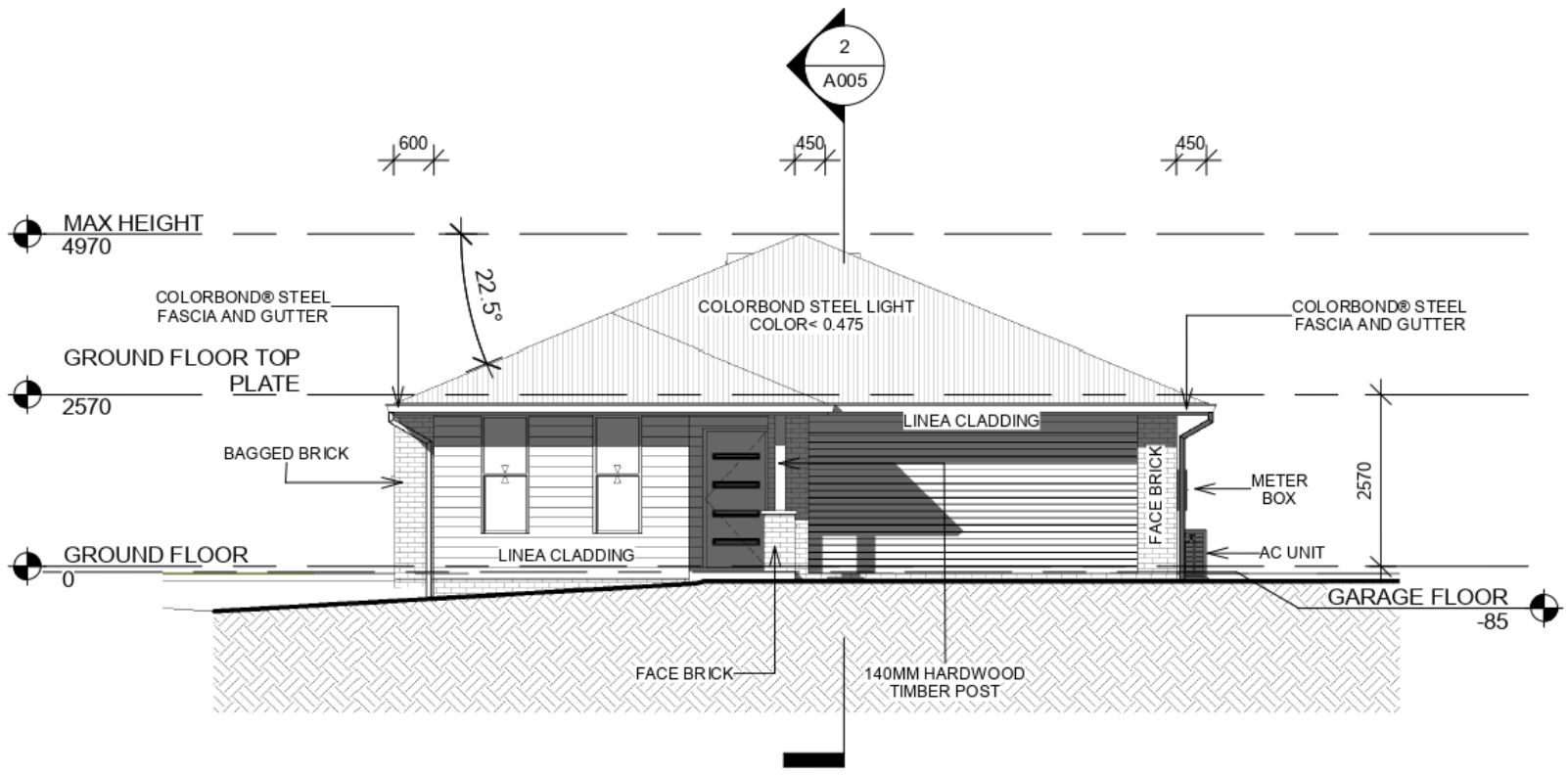
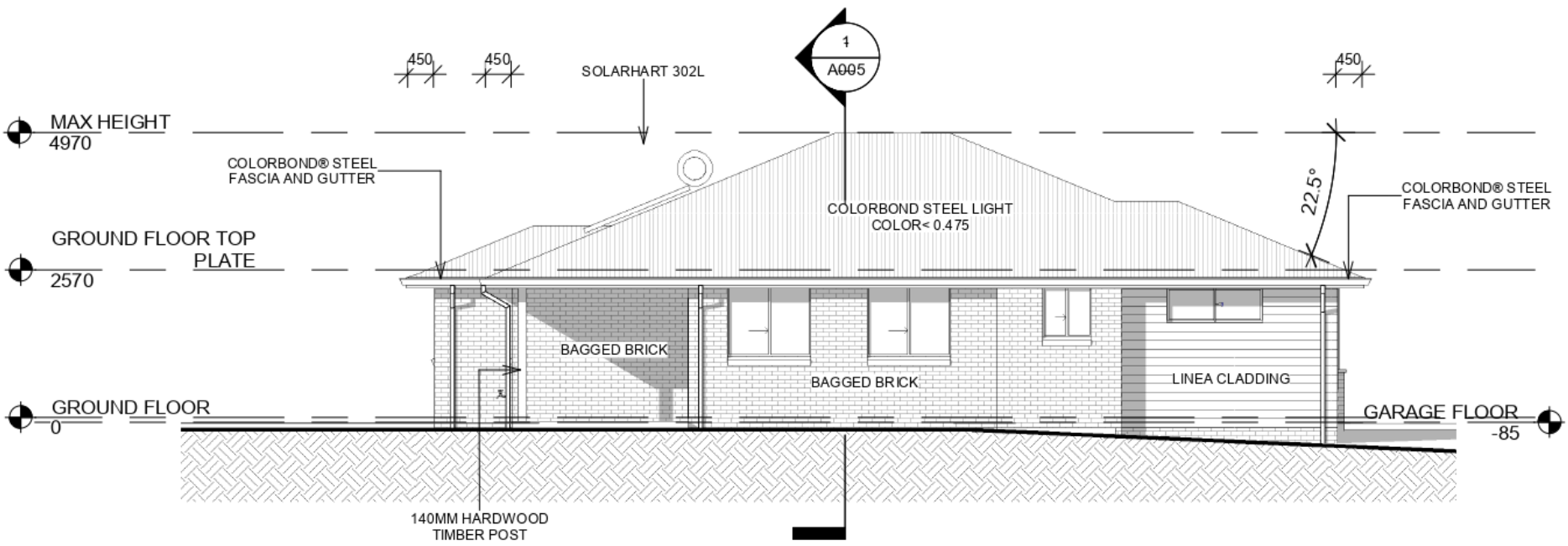
2 SOUTH
1 : 100





1 WEST
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ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 7 UNIT 6 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:46:49 PM Drawn by DK Checked by JM A003 Scale 1 : 100

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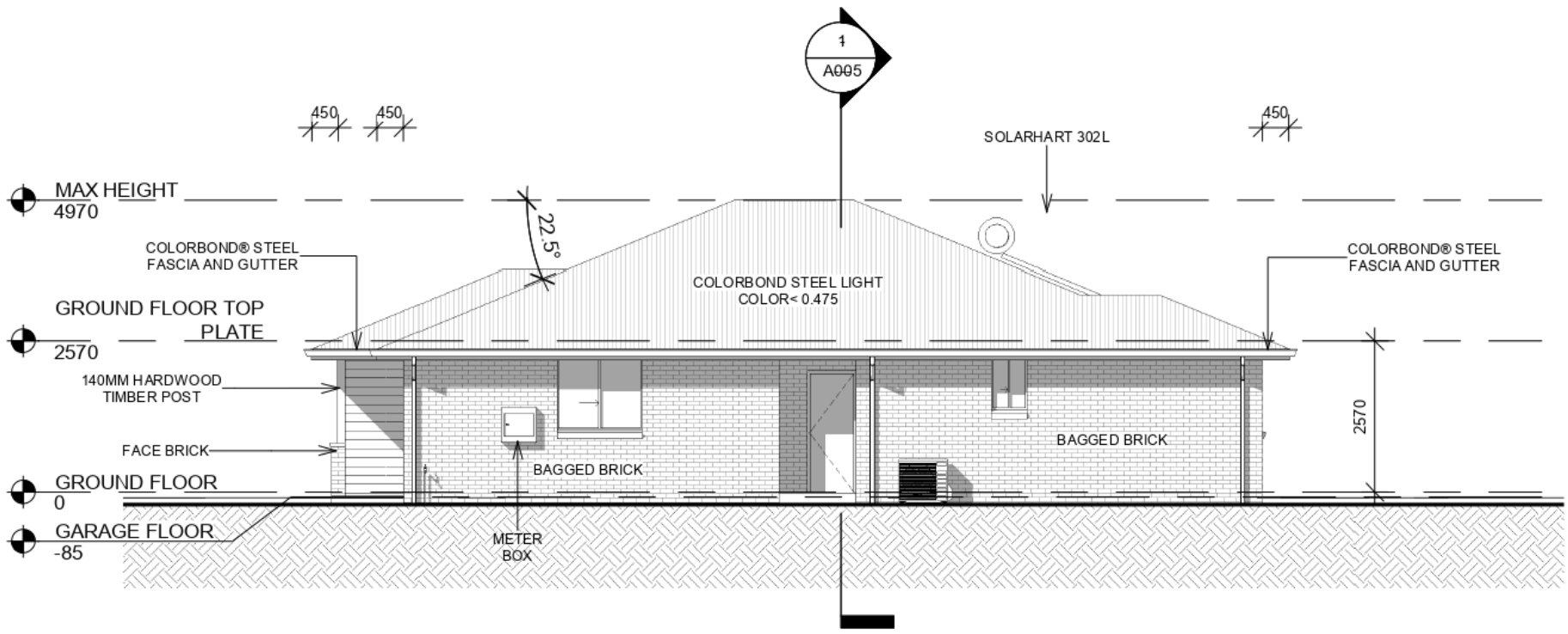
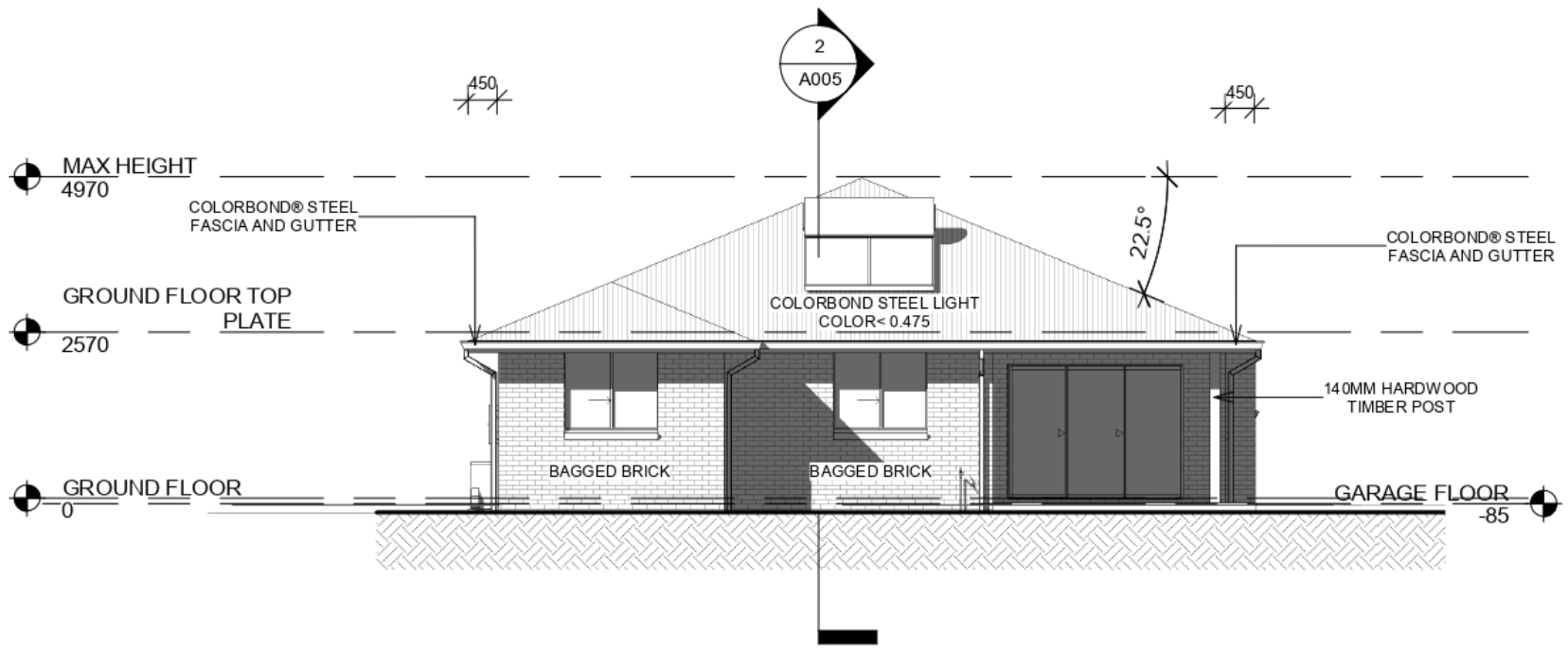
1 EAST
1 : 100





2 NORTH
1 : 100

ENCOMPASS

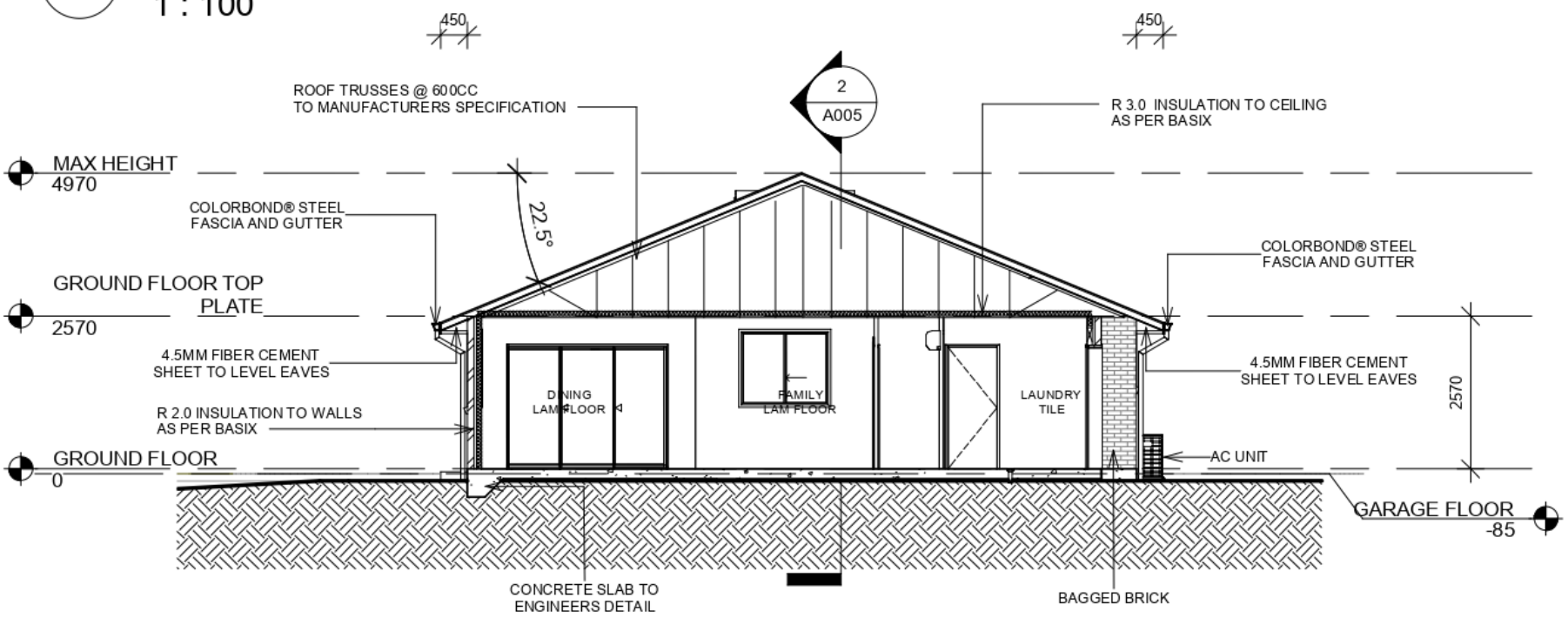
MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 7 UNIT 6 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A004
		Date 9/06/2021 3:46:50 PM	
		Drawn by DK	
		Checked by JM	Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.

1 SECTION 1

1 : 100



2 SECTION 2

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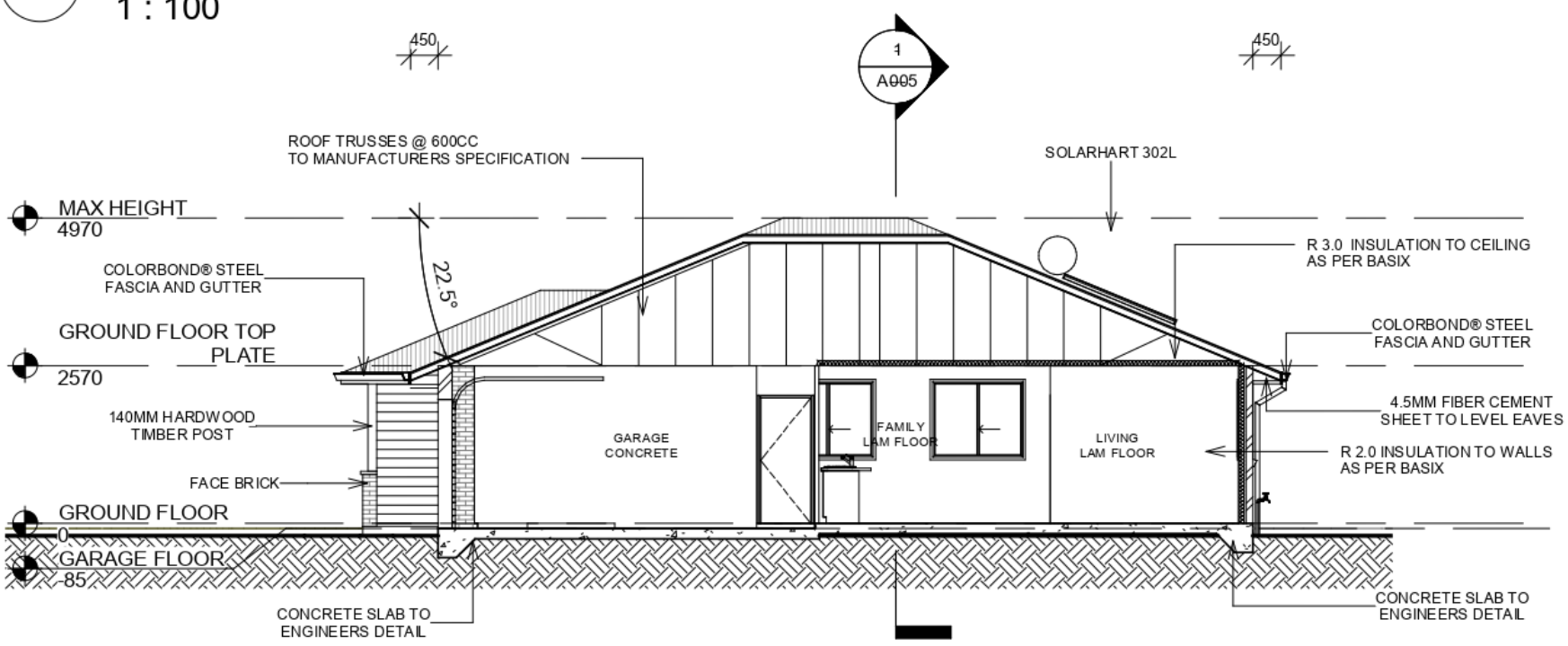

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 7 UNIT 6 DA ISSUE DRAWINGS	SECTIONS
		Project number 2010
		Date 9/06/2021 3:46:50 PM
		Drawn by DK
		Checked by JM
		A005
		Scale 1 : 100

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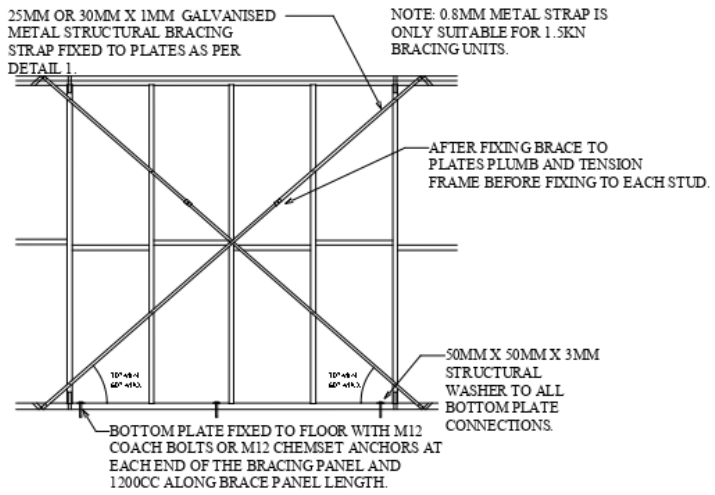
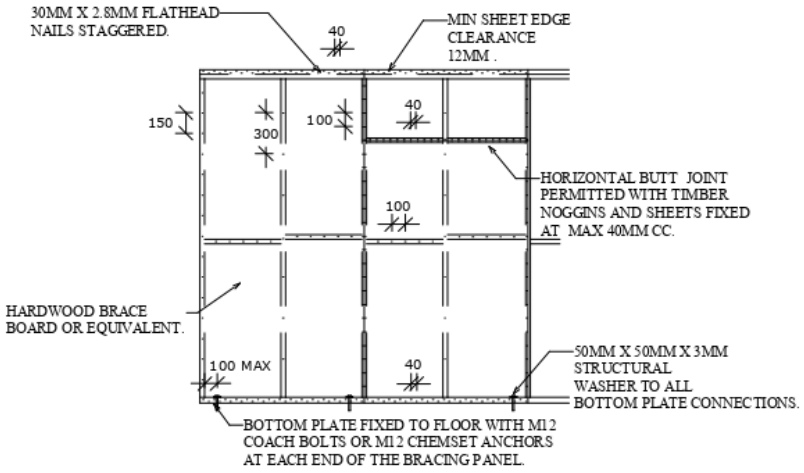
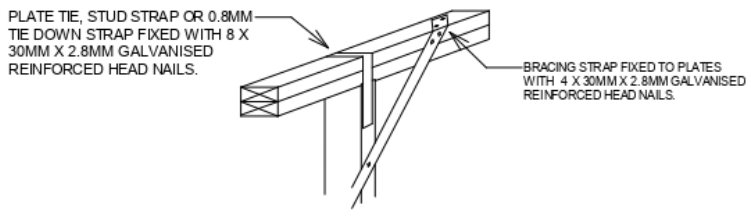
DRAFTING AND DESIGN
Your Complete Planning Solution

CROSS BRACING DETAIL 1.5 KN OR 3KN WITH TIES & ANCHORS.



SHEET BRACING DETAIL HARDWOOD BRACEBOARD 3.4KN OR 6KN WITH ANCHORS.





STUD STRAP FIXING DETAILS

SPECIFICATIONS & GENERAL NOTES

THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANT DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED.

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 PARTS 1, 2, 3 AND 4.

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Type Mark	Head Height	Height	Width	Comments
ADH-1807	2300	1800	724	ALUMINIUM DOUBLE HUNG
ADH-1807	2300	1800	724	ALUMINIUM DOUBLE HUNG
ASW-0616	2300	620	1690	ALUMINIUM SLIDING
ASW-0905	2300	875	610	ALUMINIUM SLIDING
ASW-0909	2300	875	850	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Height	Width	Comments
-920-	2040	920	
CSD-820	2160	820	
PL-2149	2115	4990	
STK-2127	2095	2705	

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SPECIFIC NOTES

BUSHFIRE ATTACK LEVEL LOW

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DRAFTING AND DESIGN
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MANUKA PROPERTY HOLDINGS PTY LTD

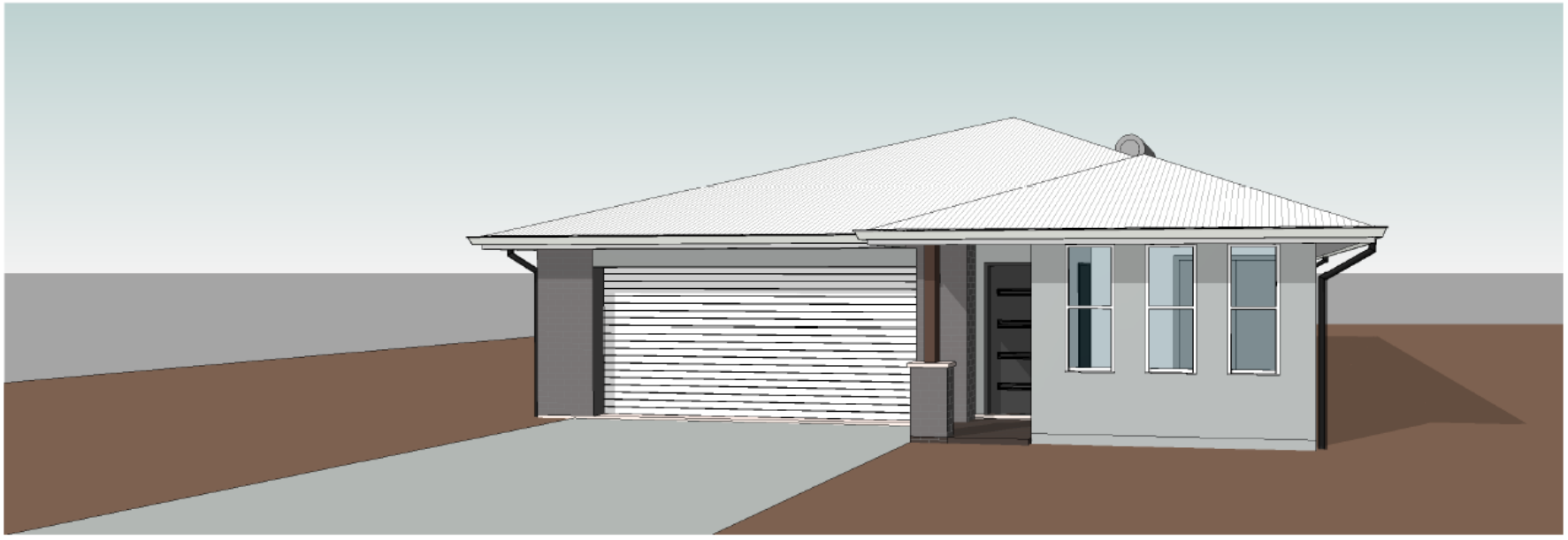
LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS & NOTES

Project number	2010	A006
Date	9/06/2021 3:46:50 PM	
Drawn by	DK	
Checked by	JM	Scale

SHEET LIST	
COVER	A01
GROUND FLOOR	A02
ELEVATIONS	A03
ELEVATIONS	A04
SECTIONS	A05
DETAILS & NOTES	A07
DETAILS & NOTES	A07.1

1 COVER SHEET



2 3D View 1

3 3D View 2

ENCOMPASS

DAMIAN KEEP

Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

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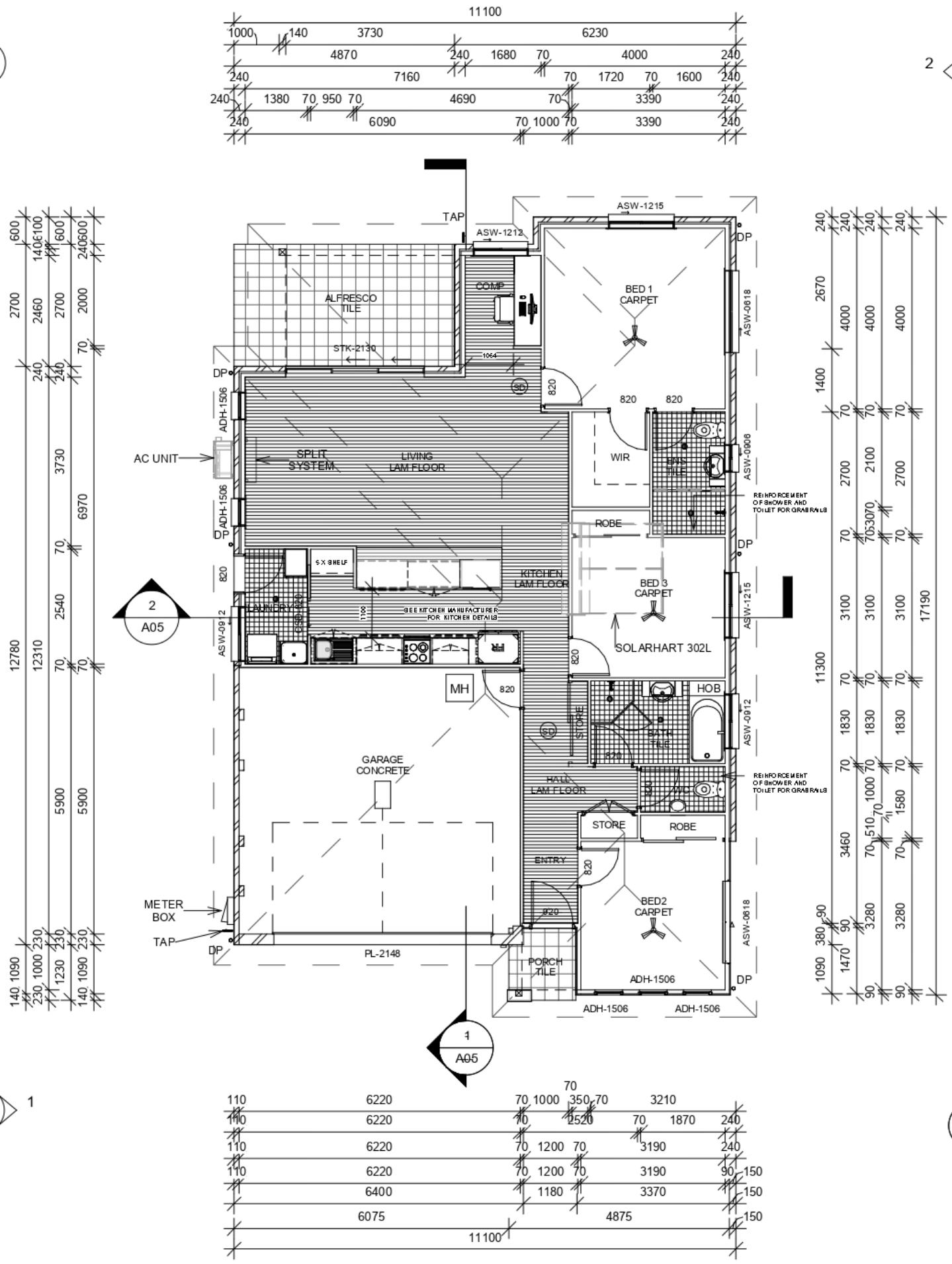
AREA SCHEDULE GROUND FLOOR

HOUSE	126 M
GARAGE	39 M
ALFRESCO	11 M
PORCH	2 M
GRAND TOTAL	177 M

1 GROUND FLOOR

1 : 100



ENCOMPASS

SMOKE ALARM (SD)

NORTH

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 8 UNIT 7 DA ISSUE DRAWINGS	GROUND FLOOR	
		Project number 2010	A02
		Date 9/06/2021 3:48:15 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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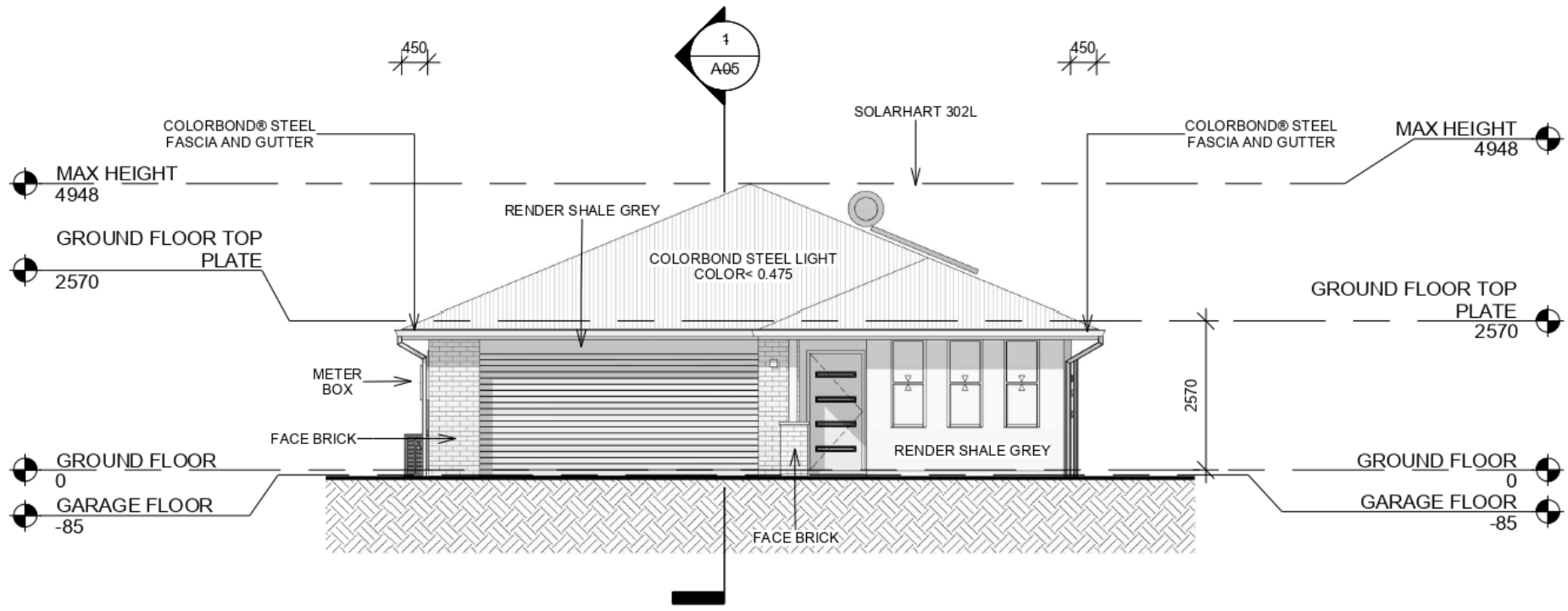
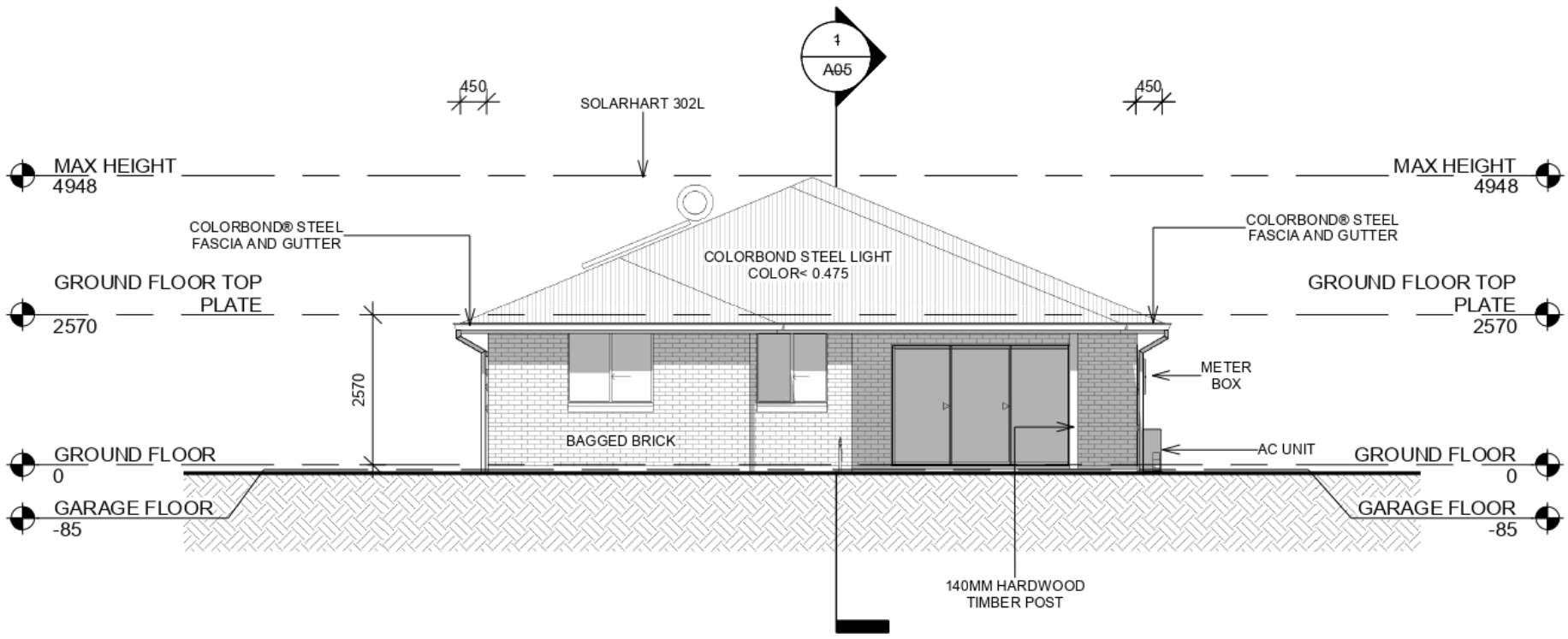
1 SOUTH
1 : 100





2 NORTH
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ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 8 UNIT 7 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:48:16 PM Drawn by DK Checked by RC A03 Scale 1 : 100

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2 EAST
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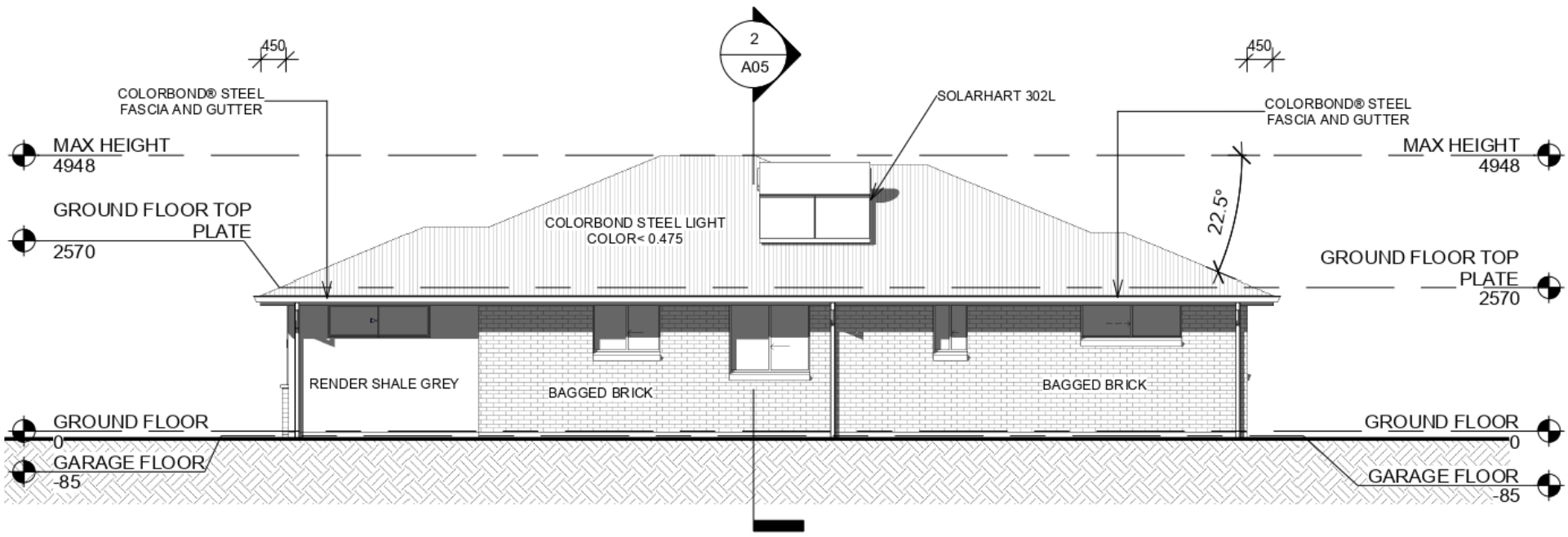

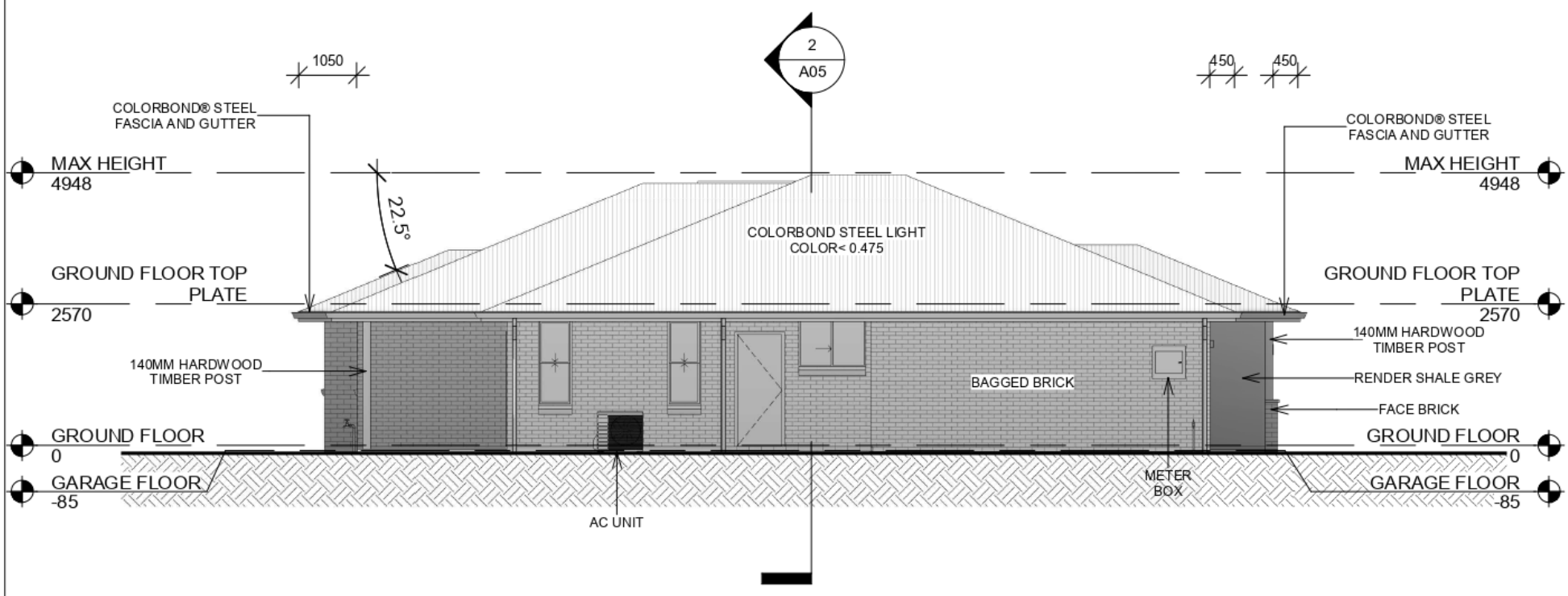

1 WEST
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 8 UNIT 7 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:48:17 PM Drawn by DK Checked by RC A04 Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.

1 SECTION 1
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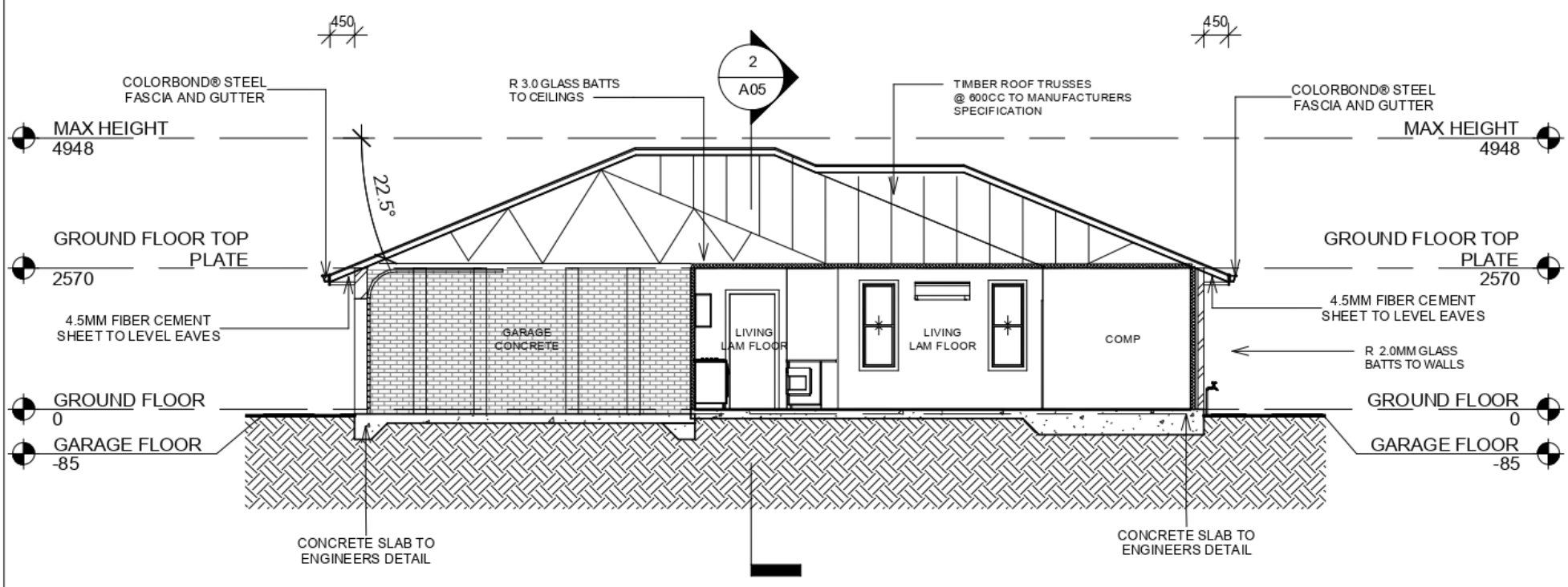

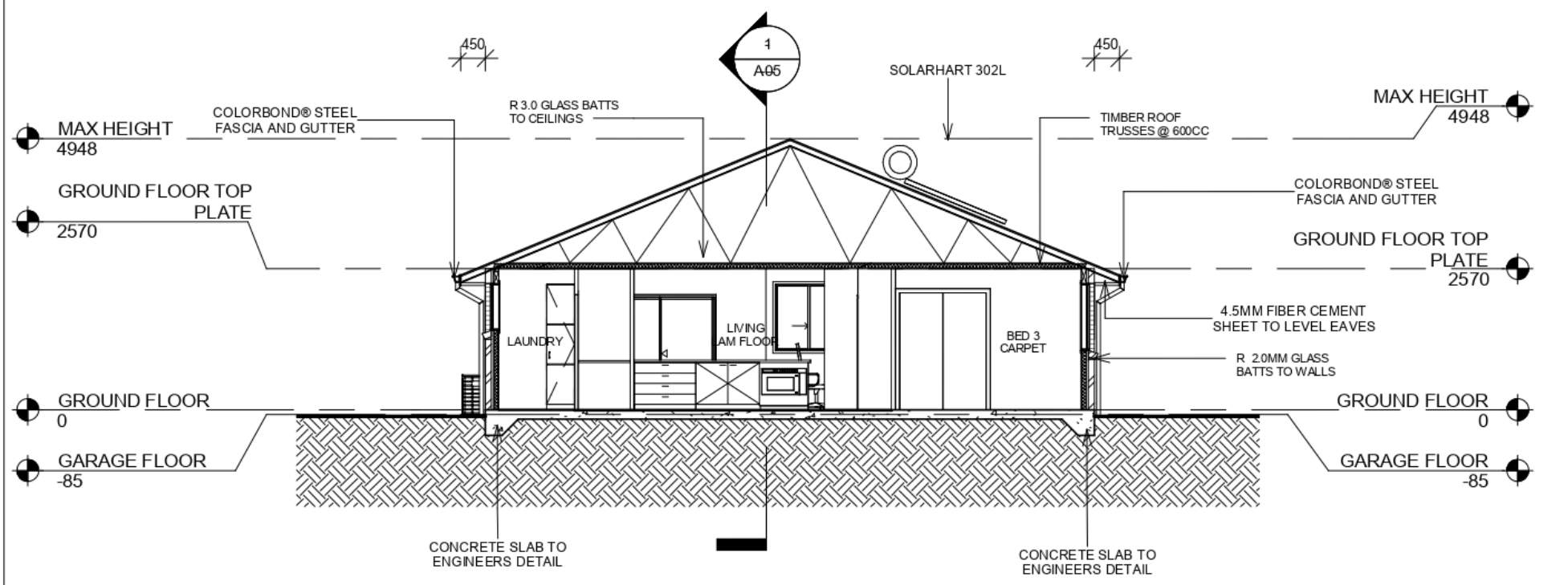

2 SECTION 2
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ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE NSW 2445	LOT 8 UNIT 7 DA ISSUE DRAWINGS	SECTIONS Project number 2010 Date 9/06/2021 3:48:17 PM Drawn by DK Checked by RC A05 Scale 1 : 100

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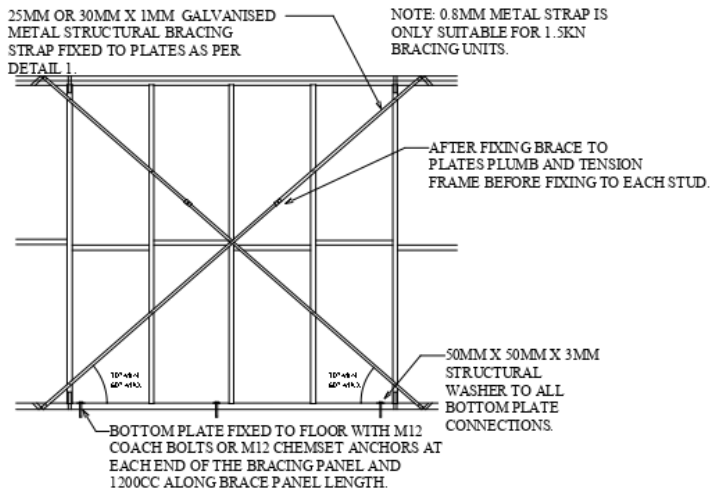
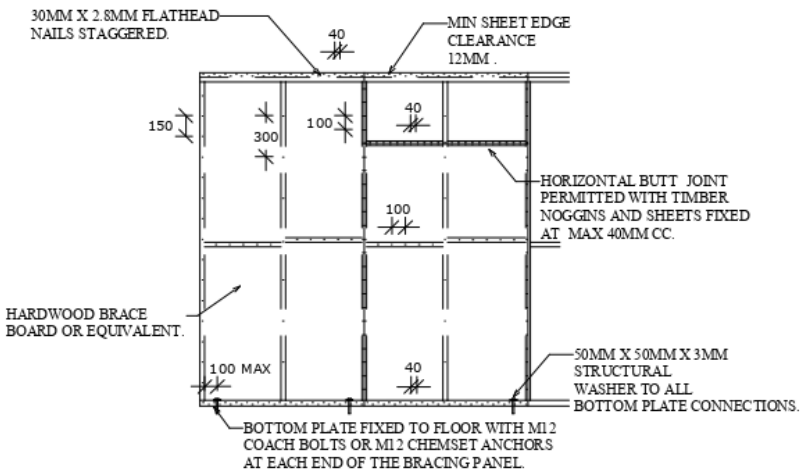
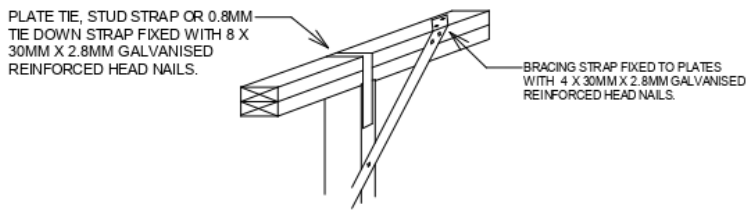
CROSS BRACING DETAIL 1.5 KN OR 3KN WITH TIES & ANCHORS.



SHEET BRACING DETAIL HARDWOOD BRACEBOARD 3.4KN OR 6KN WITH ANCHORS.





STUD STRAP FIXING DETAILS

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BATH, WC AND LAUNDY ARE TO BE NATURALLY VENTILATED OR HAVE EXHAUST FANS DUCTED DIRECTLY OUTSIDE OR TO ROOF SPACE AS PER BCA 3.8.7

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WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 AND B.C.A. TABLE 3.8.1.1

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZ 3018.

SMOKE ALARMS TO BE INTER CONNECTED AND COMPLY WITH BCA 1 & 10 PART 3.7-5 AND AUSTRALIAN STANDARD AS 3786.

POOL SAFETY FENCES (WHERE APPLICABLE) ARE TO BE INSTALLED TO COMPLY WITH AS 1926. AND THE SWIMMING POOLS ACT 1992 WITH ACCESS AND FITTING.

IF ANY DISCREPANCY, AMBIGUITY, ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO ENCOMPASS DRAFTING BEFORE PROCEEDING.

SILT FENCES ARE TO BE 600MM HIGH AND ARE TO COMPLY WITH COUNCIL POLICY

ALL DIMENSIONS ARE TO BE VERIFIED BY THE BEFORE WORK OR FABRICATION COMMENCES.

WINDOW SCHEDULE

Type Mark	Level	Head Height	Height	Width	Comments
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	GROUND FLOOR	2300	1550	610	ALUMINIUM DOUBLE HUNG
ASW-0618	GROUND FLOOR	2300	600	1810	ALUMINIUM SLIDING
ASW-0618	GROUND FLOOR	2300	600	1810	ALUMINIUM SLIDING
ASW-0906	GROUND FLOOR	2300	850	610	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	850	1210	ALUMINIUM SLIDING
ASW-0912	GROUND FLOOR	2300	850	1210	ALUMINIUM SLIDING
ASW-1212	GROUND FLOOR	2285	1200	1210	ALUMINIUM SLIDING
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	GROUND FLOOR	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Level	Height	Width	Comments
-920-	GROUND FLOOR	2040	920	HUME ENTRY DOOR
CSD-820	GROUND FLOOR	2160	820	CAVITY SLIDER
PL-2148	GARAGE FLOOR	2115	4870	PANEL LIFT DOOR
STK-2130	GROUND FLOOR	2095	3065	ALUMINIUM STACKER

NOTES
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SPECIFIC NOTES

BUSHFIRE ATTACK LEVEL LOW

ENCOMPASS
DRAFTING AND DESIGN

DAMIAN KEEP

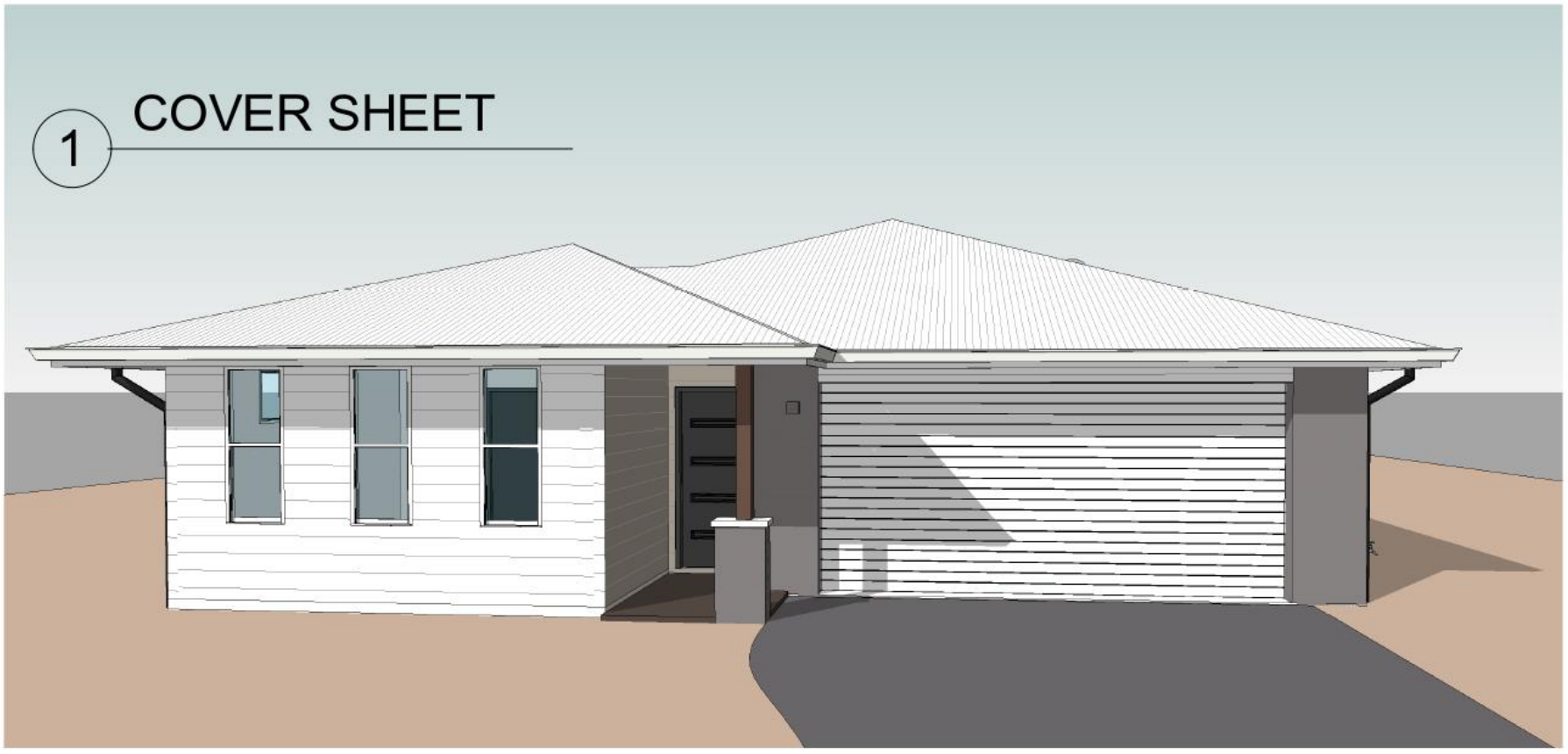
Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE NSW 2445

DETAILS & NOTES

Project number	2010	A07
Date	9/06/2021 3:48:17 PM	
Drawn by	DK	
Checked by	RC	Scale



1 COVER SHEET

2 3D View 1

ENCOMPASS

DAMIAN KEEP

Phone: 0490 786 853
Email: damian@encompassdrafting.com.au
PO Box: 5335 Port Macquarie BC NSW 2444

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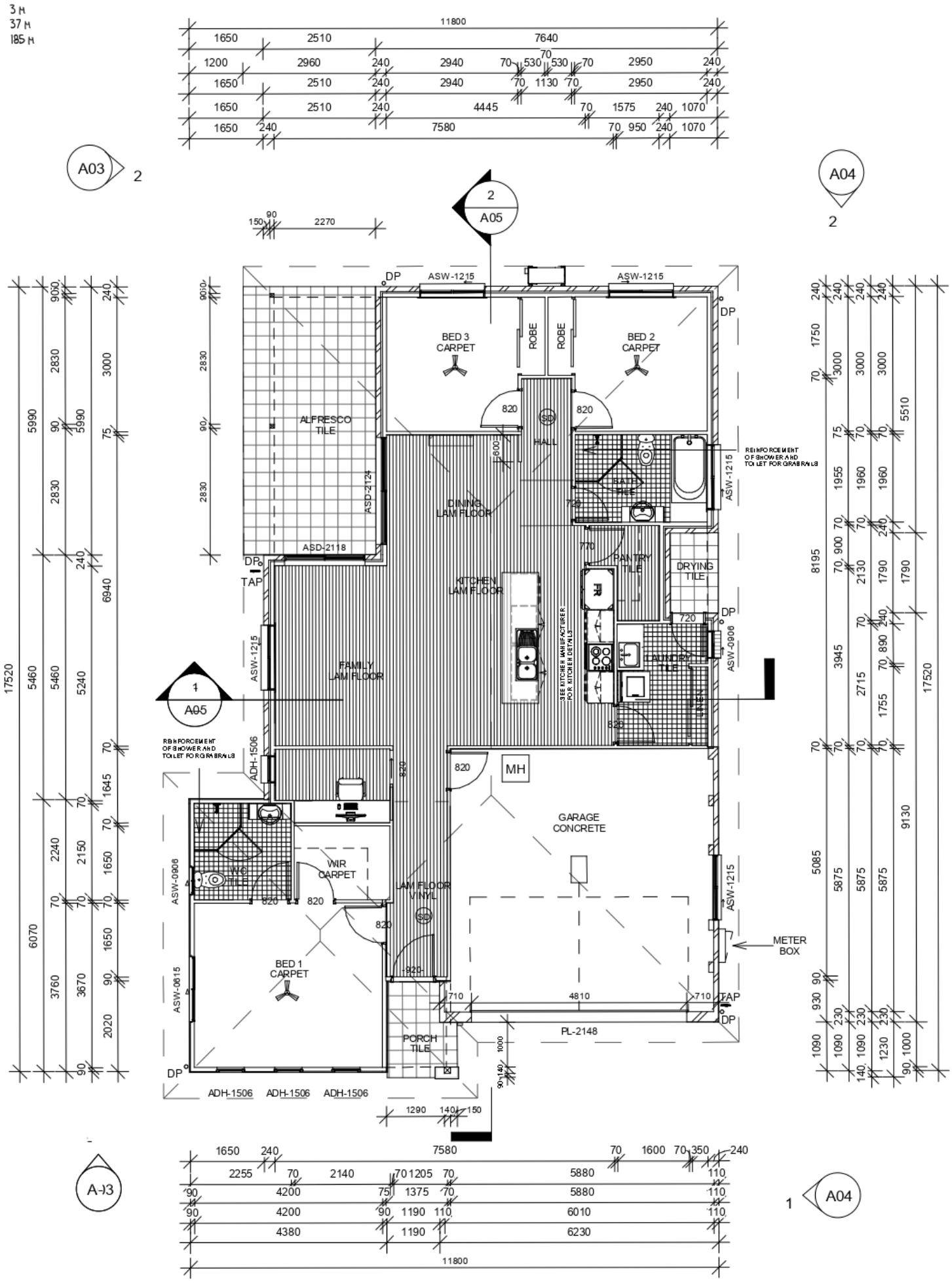
AREA SCHEDULE GROUND FLOOR

HOUSE	125 M
DRYING	2 M
PATIO	18 M
PORCH	3 M
GARAGE	37 M
GRAND TOTAL	185 M

1 GROUND FLOOR
1 : 100



ENCOMPASS

SMOKE ALARM (SD)

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 9 UNIT 8 DA ISSUE DRAWINGS	FLOOR PLAN Project number 2010 Date 9/06/2021 3:53:30 PM Drawn by DK Checked by RC A02 Scale 1 : 100

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1 SOUTH
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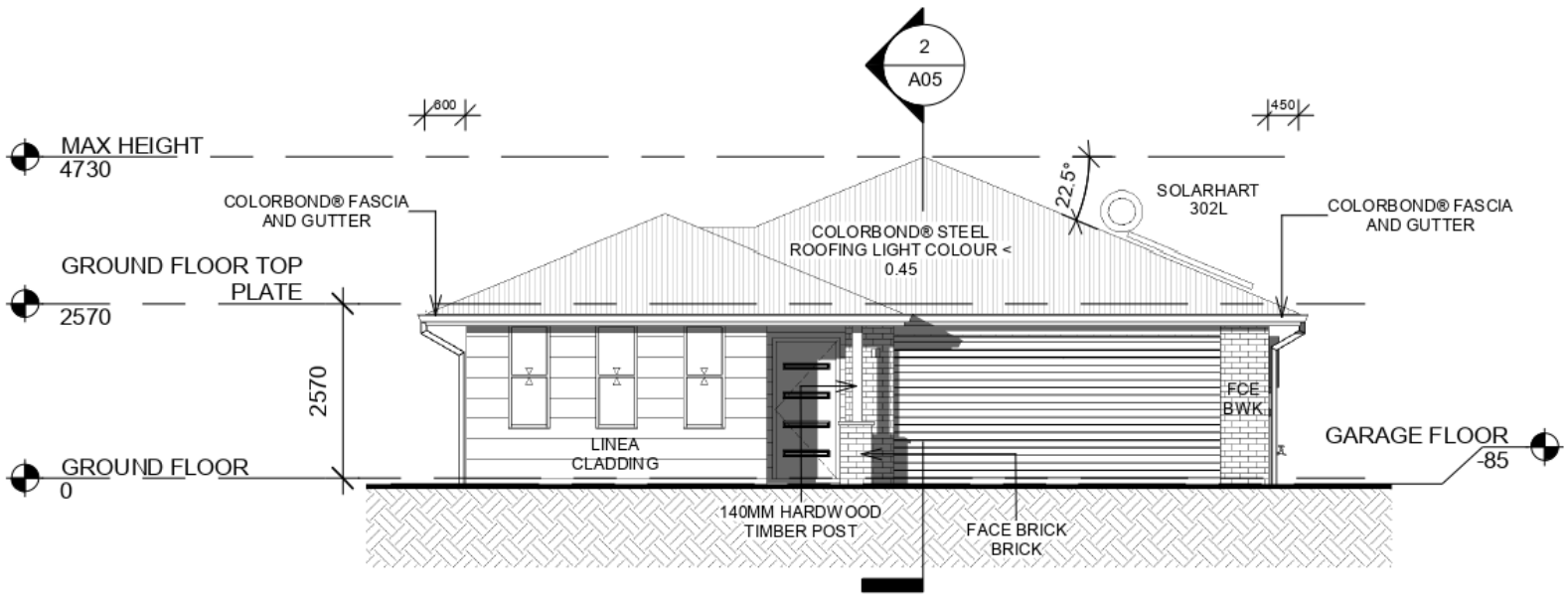

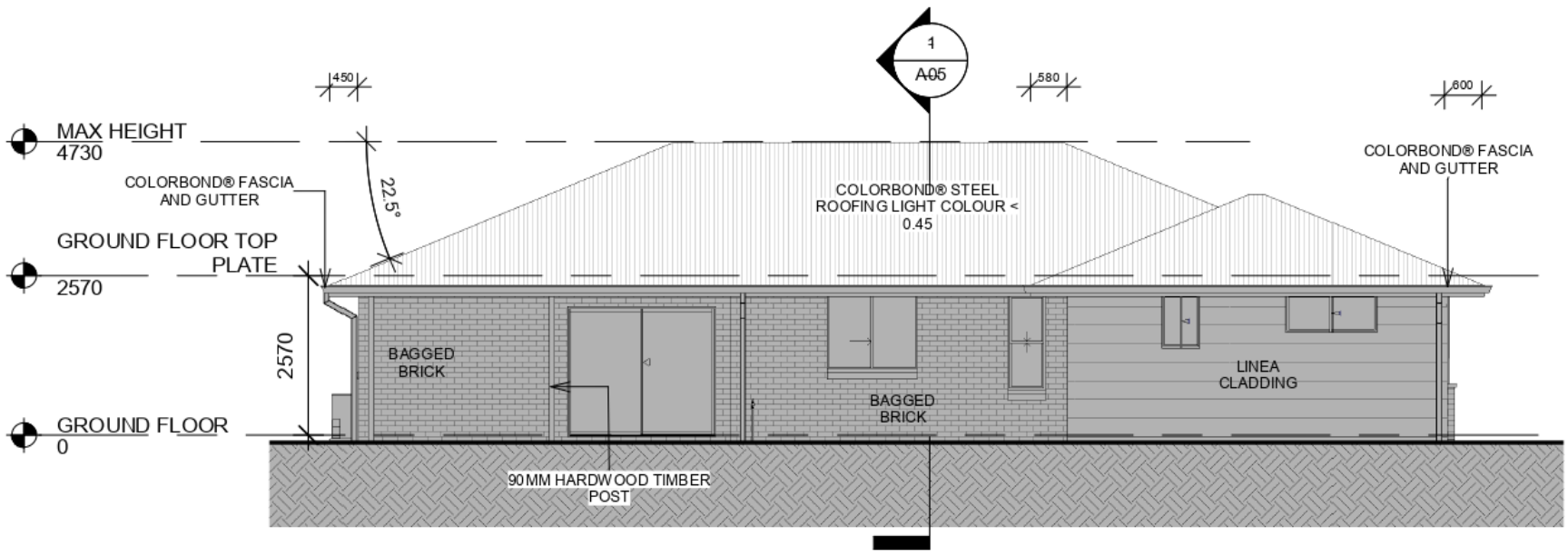

2 WEST
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 9 UNIT 8 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A03
		Date 9/06/2021 3:53:31 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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2 NORTH
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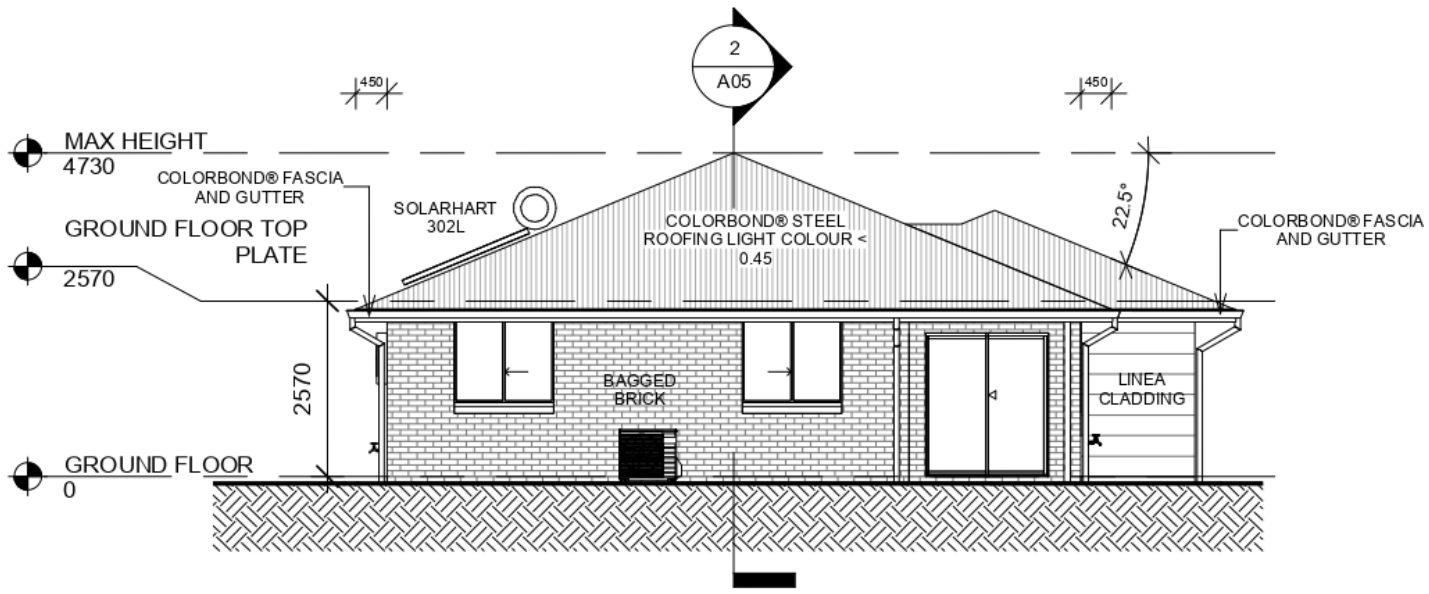

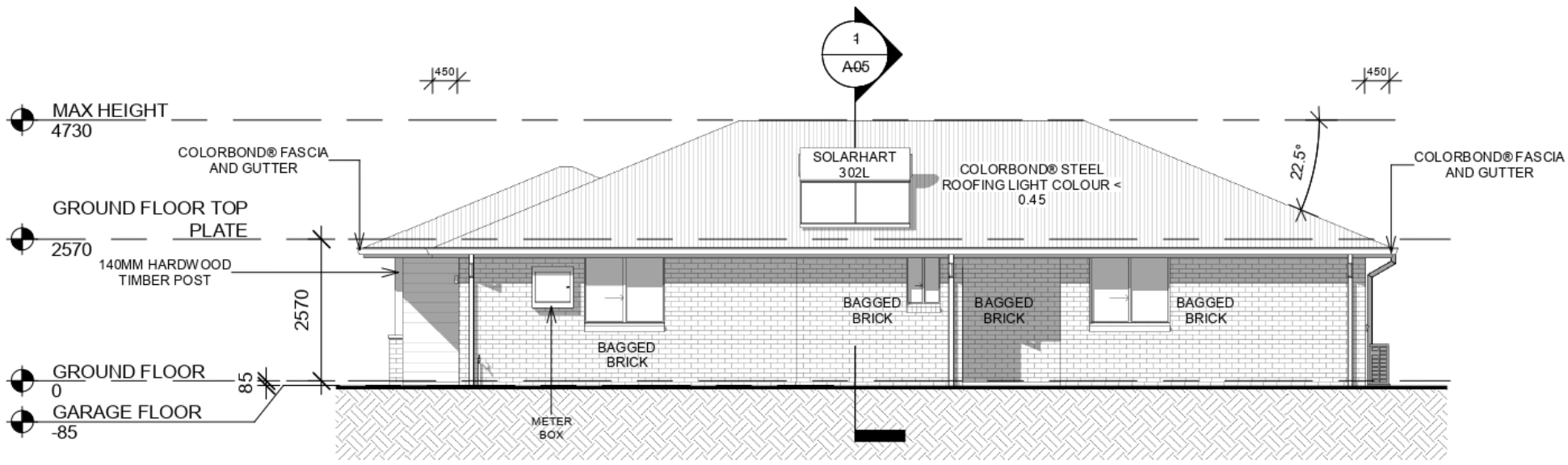

1 EAST
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 9 UNIT 8 DA ISSUE DRAWINGS	ELEVATIONS	
		Project number 2010	A04
		Date 9/06/2021 3:53:31 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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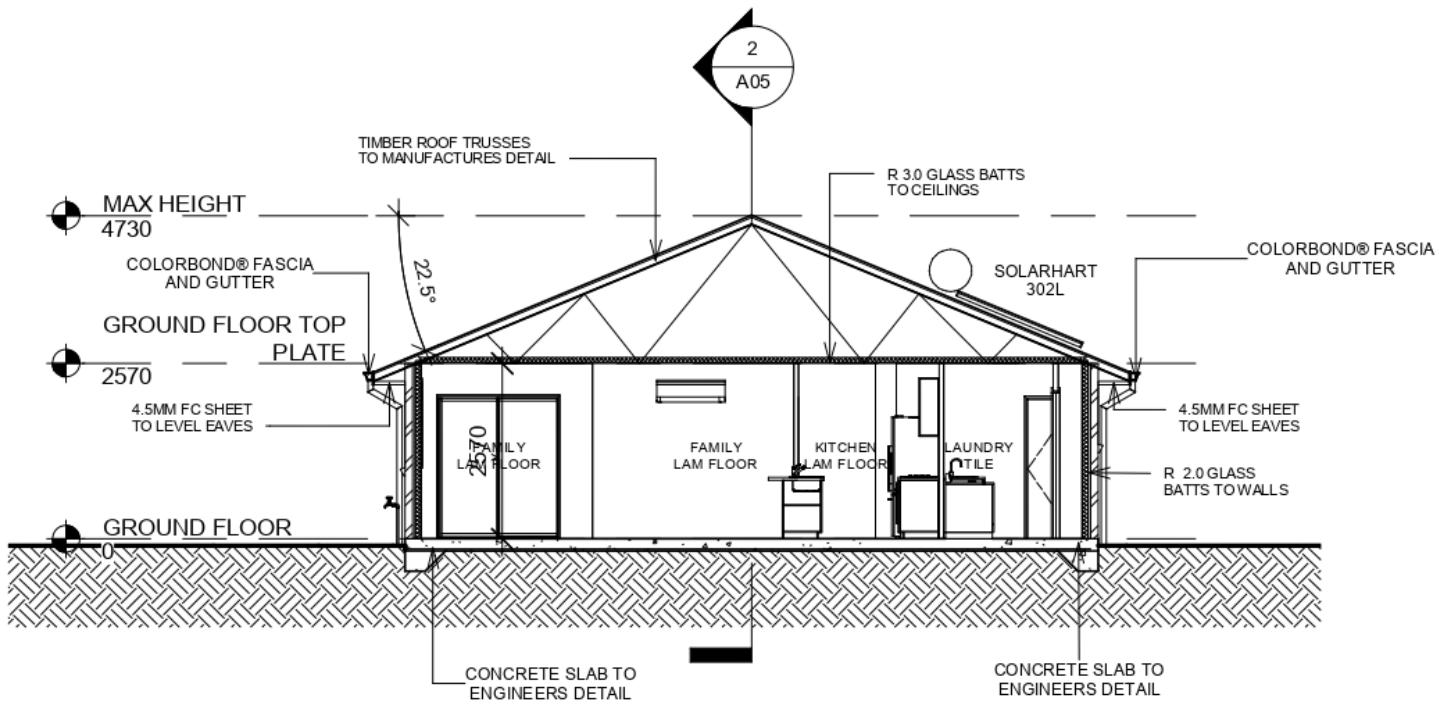
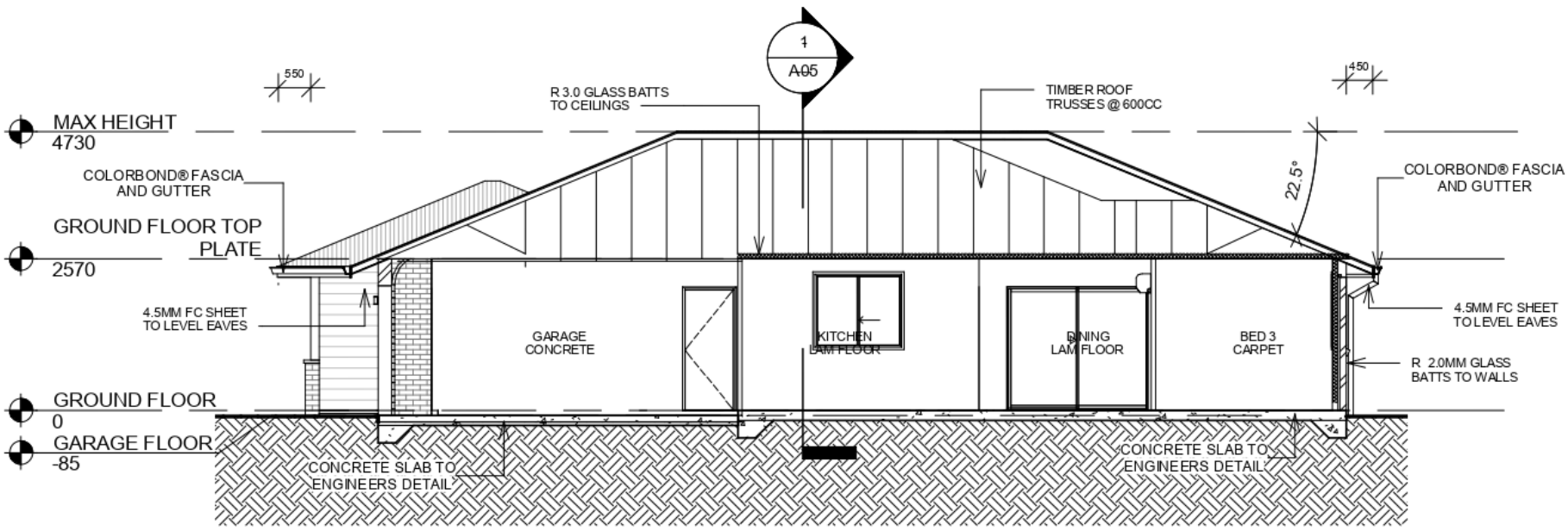
1 SECTION 1
1 : 100





2 SECTION 2
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 9 UNIT 8 DA ISSUE DRAWINGS	SECTIONS Project number 2010 Date 9/06/2021 3:53:32 PM Drawn by DK Checked by RC A05 Scale 1 : 100

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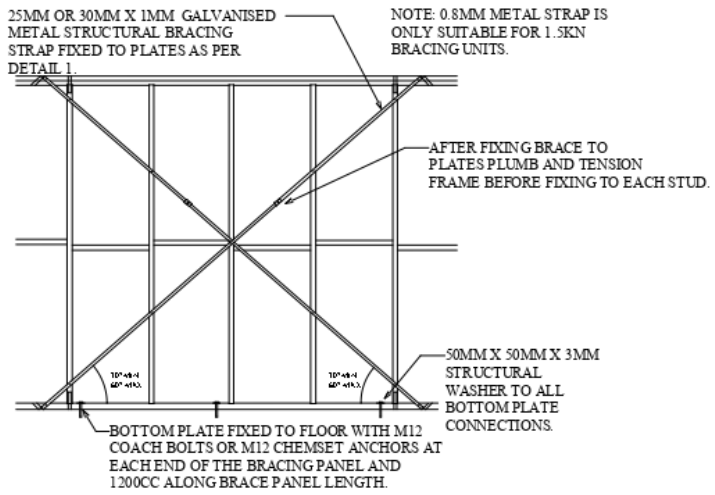

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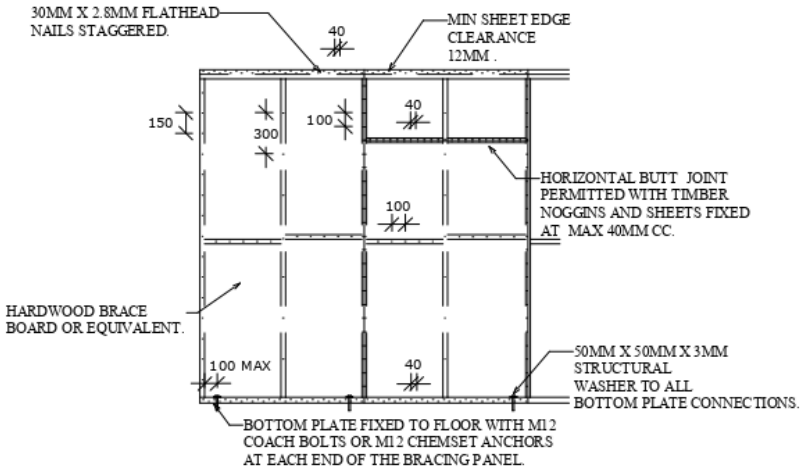

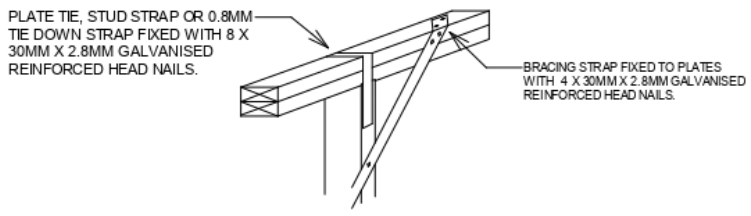

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SILT FENCES ARE TO BE 600MM HIGH AND ARE TO COMPLY WITH COUNCIL POLICY

ALL DIMENSIONS ARE TO BE VERIFIED BY THE BEFORE WORK OR FABRICATION COMMENCES.

WINDOW SCHEDULE

Type Mark	Head Height	Height	Width	Comments
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ADH-1506	2300	1550	610	ALUMINIUM DOUBLE HUNG
ASW-0615	2300	620	1450	ALUMINIUM SLIDING
ASW-0906	2300	875	610	ALUMINIUM SLIDING
ASW-0906	2300	875	610	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Height	Width	Comments
-820-	2160	820	ENTERAL DURACOAT DOOR
-920-	2040	920	HUME ENTRY
ASD-2118	2100	1791	ALUMINIMIUM SLIDING
ASD-2124	2100	2391	ALUMINIMIUM SLIDING
PL-2148	2215	4870	PANEL LIFT DOOR

BUSHFIRE ATTACK LEVEL LOW

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DAMIAN KEEP
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PO Box: 5335 Port Macquarie BC NSW 2444

MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS AND NOTES

Project number	2010	A06
Date	9/06/2021 3:53:32 PM	
Drawn by	Author	
Checked by	Checker	Scale

1 COVER SHEET

2 3D View 1

ENCOMPASS

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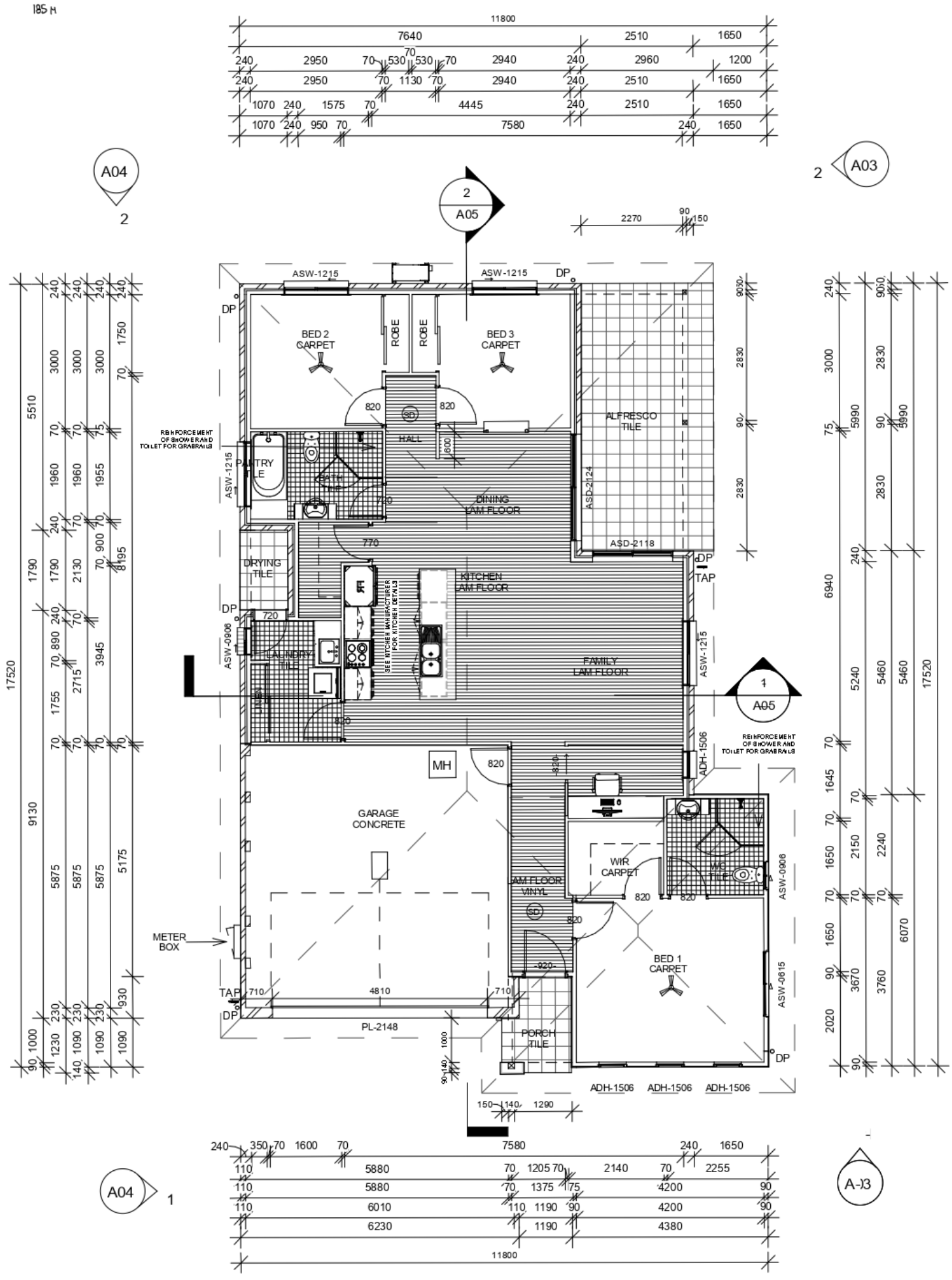
AREA SCHEDULE GROUND FLOOR

HOUSE	125 M
DRYING	2 M
PATIO	18 M
PORCH	3 M
GARAGE	37 M
GRAND TOTAL	185 M

1 GROUND FLOOR
1 : 100



ENCOMPASS

SMOKE ALARM (SD)

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 10 UNIT 9 DA ISSUE DRAWINGS	FLOOR PLAN	
		Project number 2010	A02
		Date 9/06/2021 3:58:58 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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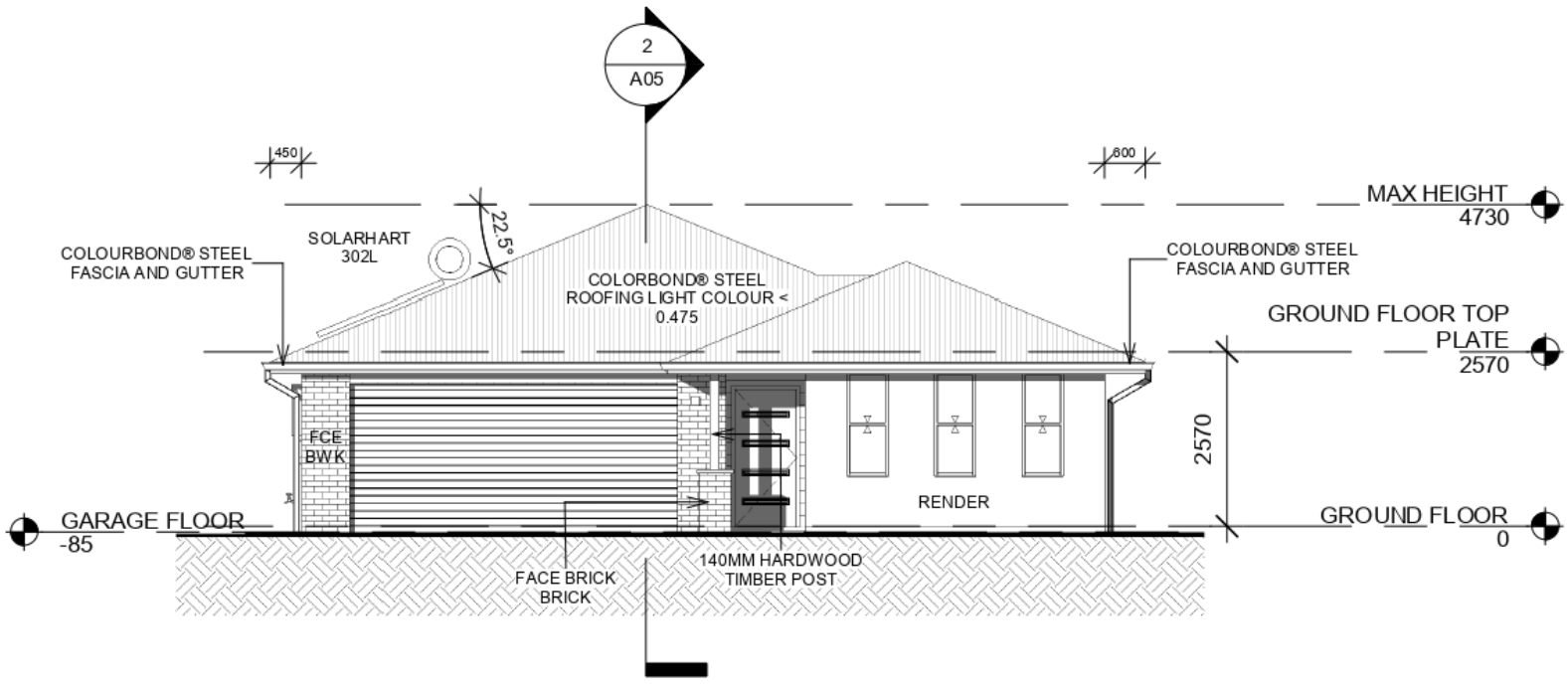
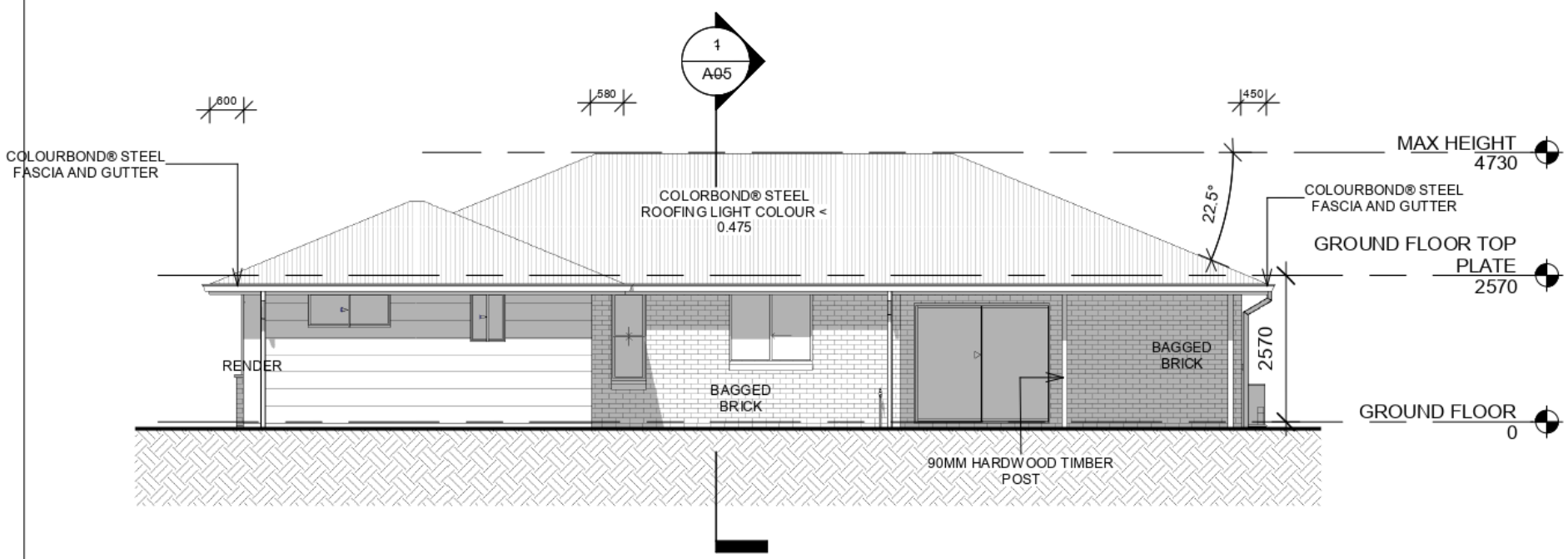
1 SOUTH
1 : 100





2 EAST
1 : 100

ENCOMPASS

MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 10 UNIT 9 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:58:59 PM Drawn by DK Checked by RC A03 Scale 1 : 100

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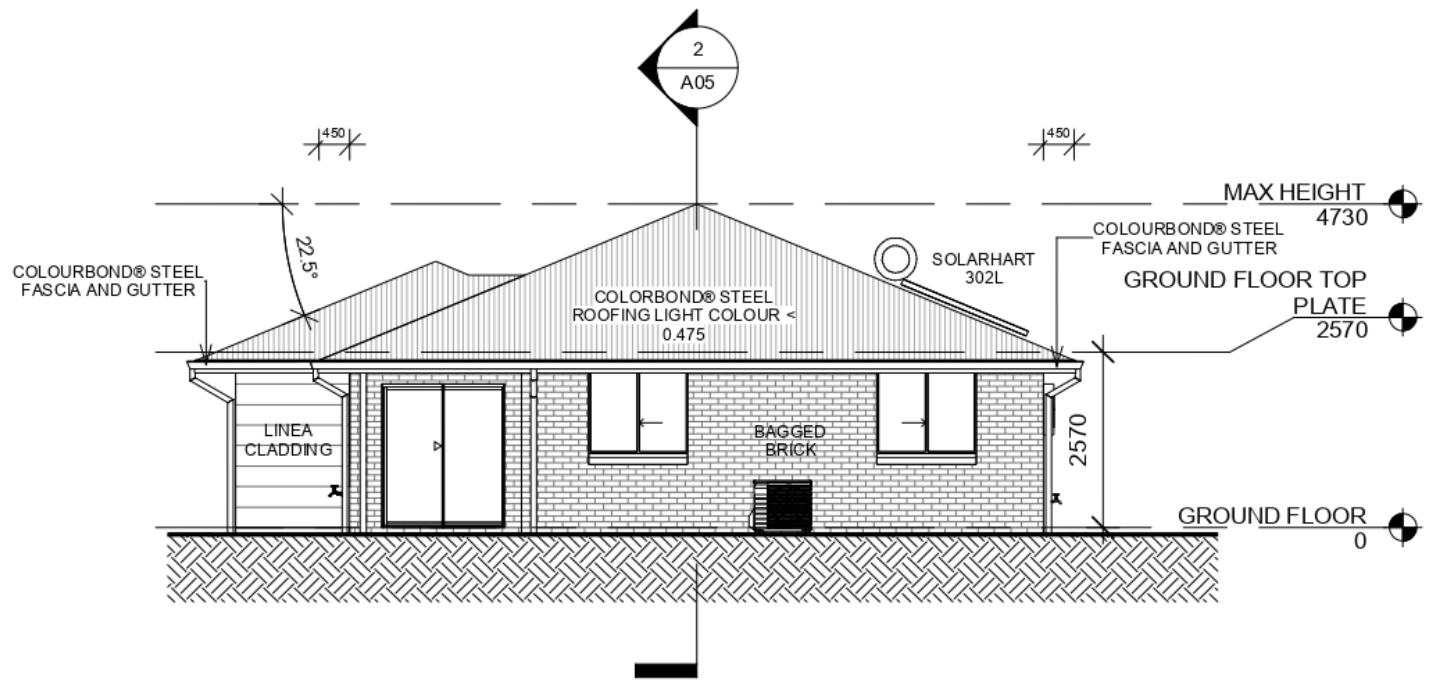
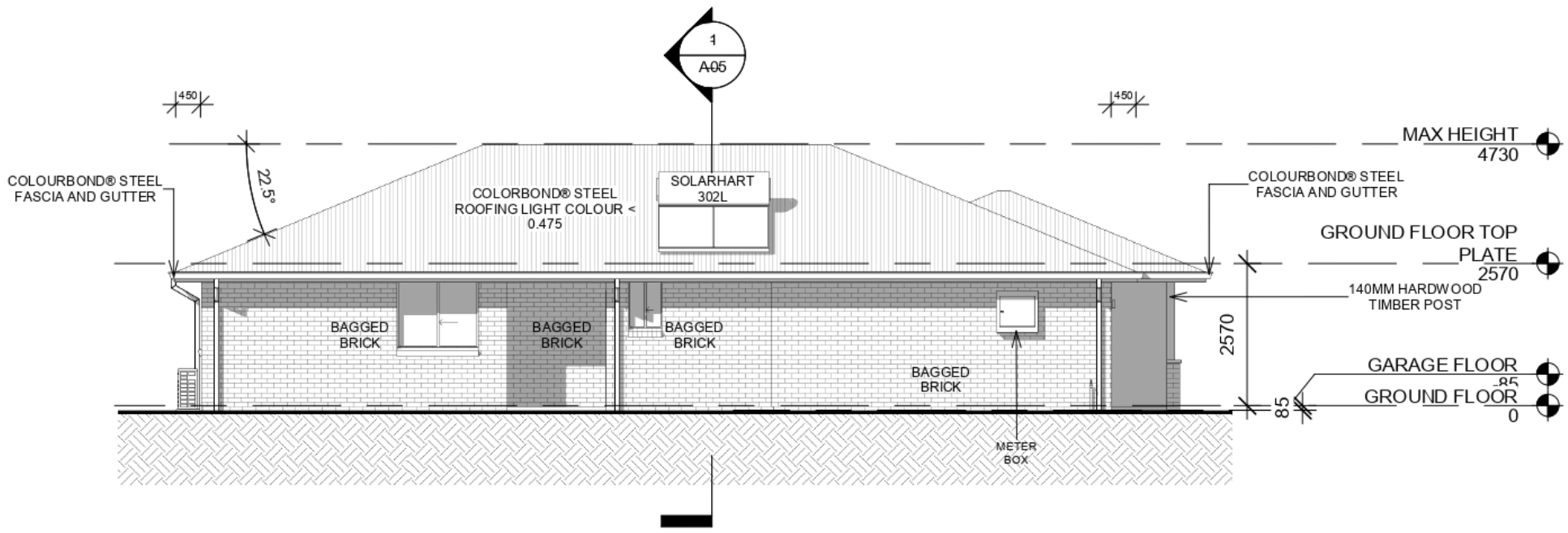
2 NORTH
1 : 100





1 WEST
1 : 100

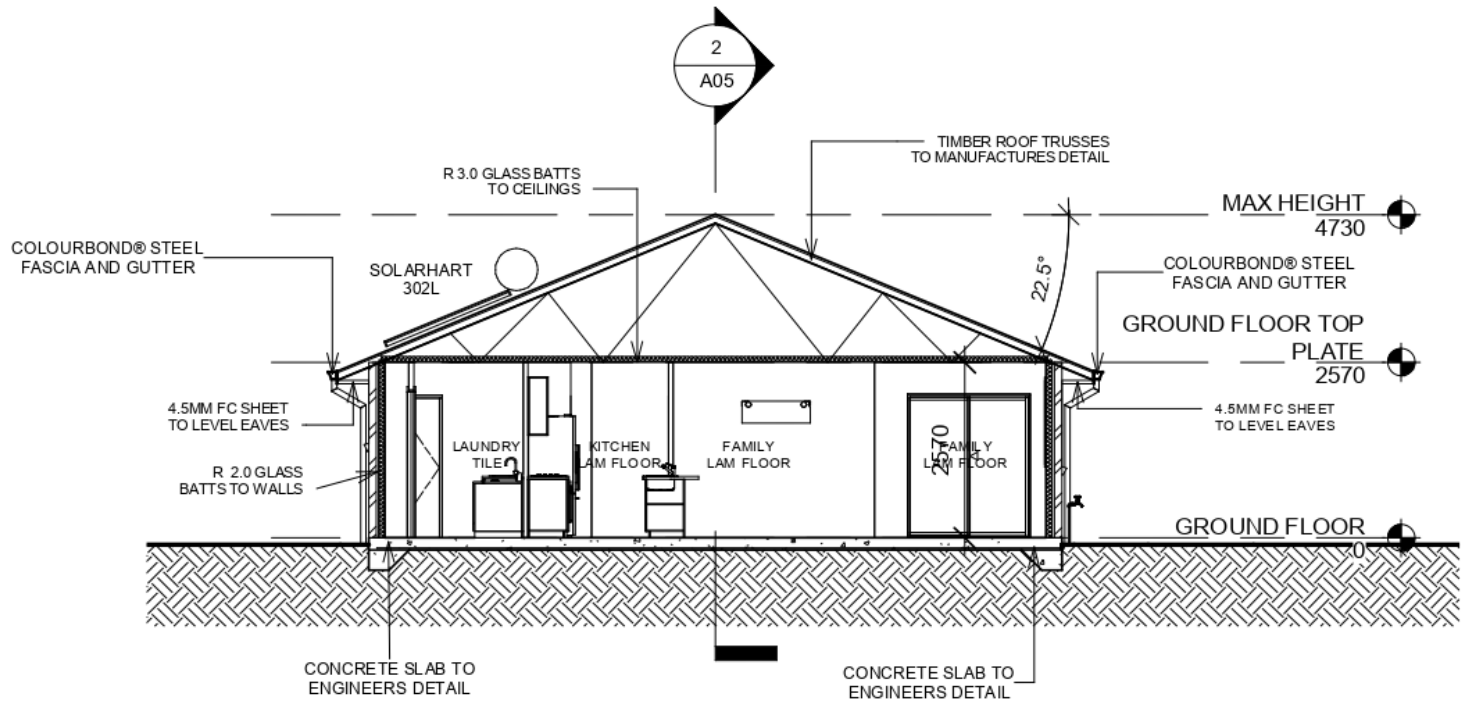
ENCOMPASS

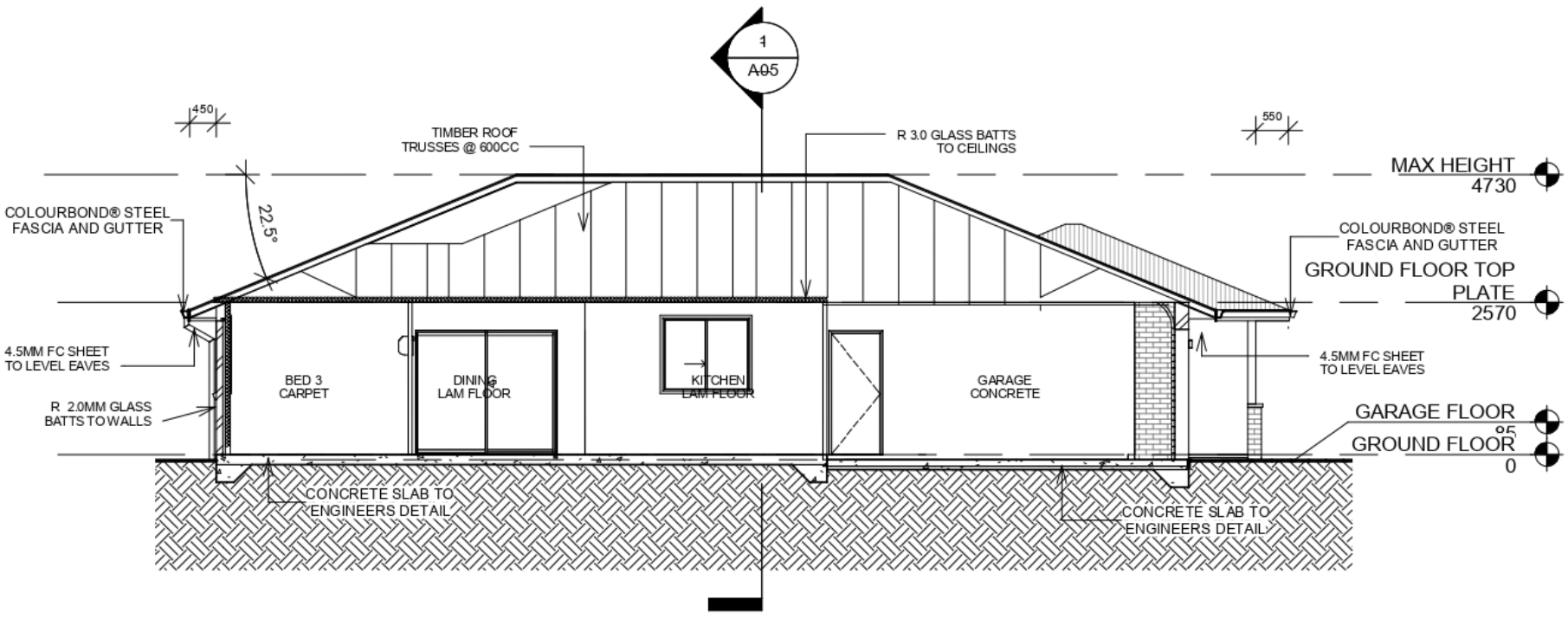
MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 10 UNIT 9 DA ISSUE DRAWINGS	ELEVATIONS Project number 2010 Date 9/06/2021 3:58:59 PM Drawn by DK Checked by RC A04 Scale 1 : 100

BASIX CERTIFICATE SUMMARY

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.ALL SHOWER HEADS INSTALLED ARE TO HAVE A MINIMUM 3 STAR RATING OR BETTER. ALL TOILET CISTERNS INSTALLED ARE TO HAVE A MINIMUM 4 STAR RATING OR BETTER. ALL HAND BASIN TAPS INSTALLED ARE TO HAVE A MINIMUM 5 STAR RATING OR BETTER. A 3000LT RAINWATER TANK IS TO BE INSTALLED AND MUST COLLECT DISCHARGE FROM ROOF AREA AS PER BASIX. ALL TOILETS, COLD WATER TAPS SUPPLYING CLOTHES WASHING MACHINES AND AT LEAST ONE OUTDOOR TAP ARE TO BE CONNECTED TO THE RAINWATER TANK. THE REFRIGERATOR SPACE IS TO BE WELL VENTILATED. A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT. THE HOT WATER HEATER IS TO BE A HIGHLINE SOLAR WITH A PERFORMANCE OF 15 TO 20 REC'S OR BETTER. THE KITCHEN IS TO BE VENTILATED WITH A MINIMUM OF ONE INDIVIDUAL NON DUCTED FAN. ALL LIGHTING TO BE FLUORESCENT OR LED AS INDICATED IN THE BASIX CERTIFICATE.

1 SECTION 1
1 : 100





2 SECTION 2
1 : 100

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MANUKA PROPERTY HOLDINGS PTY LTD LOT 47 DP 1230717 ANTIGUA AVE LAKE CATHIE 2445	LOT 10 UNIT 9 DA ISSUE DRAWINGS	SECTIONS	
		Project number 2010	A05
		Date 9/06/2021 3:59:00 PM	
		Drawn by DK	
		Checked by RC	Scale 1 : 100

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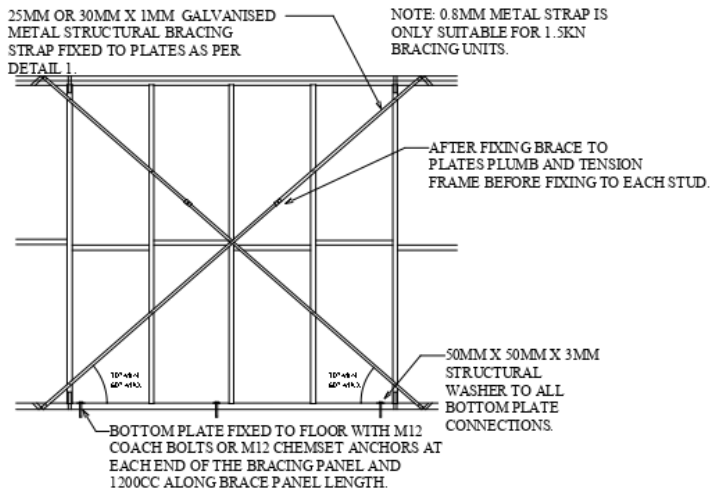
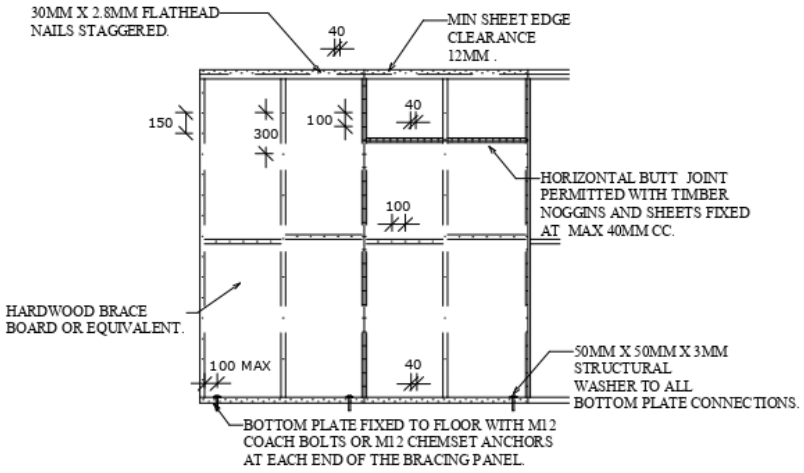
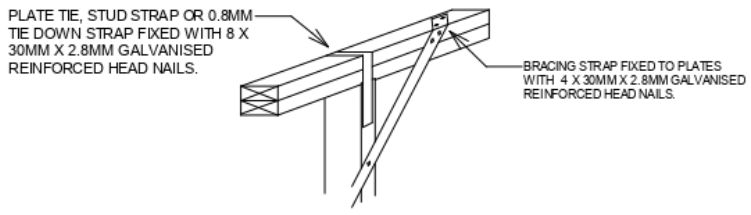
Your Complete Planning Solution

CROSS BRACING DETAIL 1.5 KN OR 3KN WITH TIES & ANCHORS.



SHEET BRACING DETAIL HARDWOOD BRACEBOARD 3.4KN OR 6KN WITH ANCHORS.





STUD STRAP FIXING DETAILS

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SPECIFICATIONS & GENERAL NOTES

THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANT DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED.

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 PARTS 1, 2, 3 AND 4.

SARKING MATERIAL USED MUST COMPLY WITH AS/NZ 4200 PARTS 1 AND 2 AND HAVE A FLAMMABILITY INDEX OF NO GREATER THAN 5.

WHERE PRE FABRICATED WALL FRAMES AND ROOF TRUSSES ARE NOMINATED THE DESIGN AND SPECIFICATION (INCLUDING SPECIFIC HOLD DOWN REQUIREMENTS) ARE TO BE SPECIFIED BY THE FRAME AND TRUSS MANUFACTURER.

BALUSTRADING AND HANDRAILS (WHERE APPLICABLE) ARE TO COMPLY WITH B.C.A. CLAUSE 3.9.2 AND AS 1170.

STAIRS (WHERE APPLICABLE) ARE TO COMPLY WITH BCA CLAUSE 3.9.1 AND 3.9.1.4. WITH NON SLIP TREADS AND HANDRAIL AS PER AS 4586

VAPOR BARRIER TO BE INSTALLED IN ACCORDANCE WITH B.C.A CLAUSE 3.2.2.6 AND TO BE 0.2 FORTECON OR EQUIVALENT AND MUST BE MEDIUM IMPACT RESISTANT ON A MINIMUM 50MM BED OF SAND FILL.

WHERE W.C. OR ENSUITE DOORS DO NOT OPEN OUTWARD
THEY SHALL BE INSTALLED WITH LIFT OFF HINGES.

PLUMBING AND DRAINAGE SYSTEMS ARE TO COMPLY WITH AS3500 WITH TEMPORARY DOWN PIPES TO BE USED TO DISPERSE WATER DURING CONSTRUCTION.

STORM WATER FROM THE ROOF TO BE DISCHARGED TO WATER TANKS, THE STREET KERB OR ONTO OWN PROPERTY WITHOUT NUISANCE TO NEIGHBOURS.

TERMITE MANAGEMENT SYSTEMS ARE TO COMPLY WITH AS 3660 WITH THE PROPERTY OWNERS NOTIFIED AS TO ANY ON GOING MAINTENANCE REQUIREMENTS / OBLIGATIONS.

BATH, WC AND LAUNDY ARE TO BE NATURALLY VENTILATED OR HAVE EXHAUST FANS DUCTED DIRECTLY OUTSIDE OR TO ROOF SPACE AS PER BCA 3.8.7

INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS 3786. AND BCA PART 3.7.5

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3600 AND AS 2870.

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3700.

DAMP_PROOF COURSES AND FLASHINGS TO BE IN ACCORDANCE WITH AS/NZ 2094.

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 AND ANY SPECIFIC BASIX REQUIREMENTS.

UN-PLASTICISED PVC. (UPVC) DOWN PIPE AND FITTINGS FOR ANY RAINWATER TO COMPLY WITH AS 1273.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS 1562.1.

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS /NZ 3661 SLIP RESISTANCE.

GLAZING, SHOWER SCREENS, BATH ENCLOSURES AND ROBE DOORS ARE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288 & AS 2047 WINDOW RESTRICTORS OR SCREENS TO BE FITTED AS PER THE BCA PART 3.6

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 AND B.C.A. TABLE 3.8.1.1

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZ 3018.

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ASW-0906	2300	875	610	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING
ASW-1215	2300	1215	1450	ALUMINIUM SLIDING

DOOR SCHEDULE

Type Mark	Height	Width	Comments
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-920-	2040	920	HUME ENTRY
ASD-2118	2100	1791	ALUMINIMIUM SLIDING
ASD-2124	2100	2391	ALUMINIMIUM SLIDING
PL-2148	2215	4870	PANEL LIFT DOOR

BUSHFIRE ATTACK LEVEL LOW

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MANUKA PROPERTY HOLDINGS PTY LTD

LOT 47 DP 1230717 ANTIGUA AVE
LAKE CATHIE 2445

DETAILS AND NOTES

Project number	2010	A06
Date	9/06/2021 3:59:00 PM	
Drawn by	Author	
Checked by	Checker	Scale

Client

Manuka Property Holdings Pty Ltd

Proposed Community Housing

Lot 47 Antiqua Avenue, Lake Cathie NSW 2445

S00 - General Specifications

S01 - Earthworks Layout

S02 - Slab Layout Plan

S03 - Concrete Sections 1.

C01 - Catchments

C02 - Stormwater Management

C03 - Stormwater Details

C04 - Water Supply

C05 - Reclaimed Water Supply

C06 - Sewer Layout

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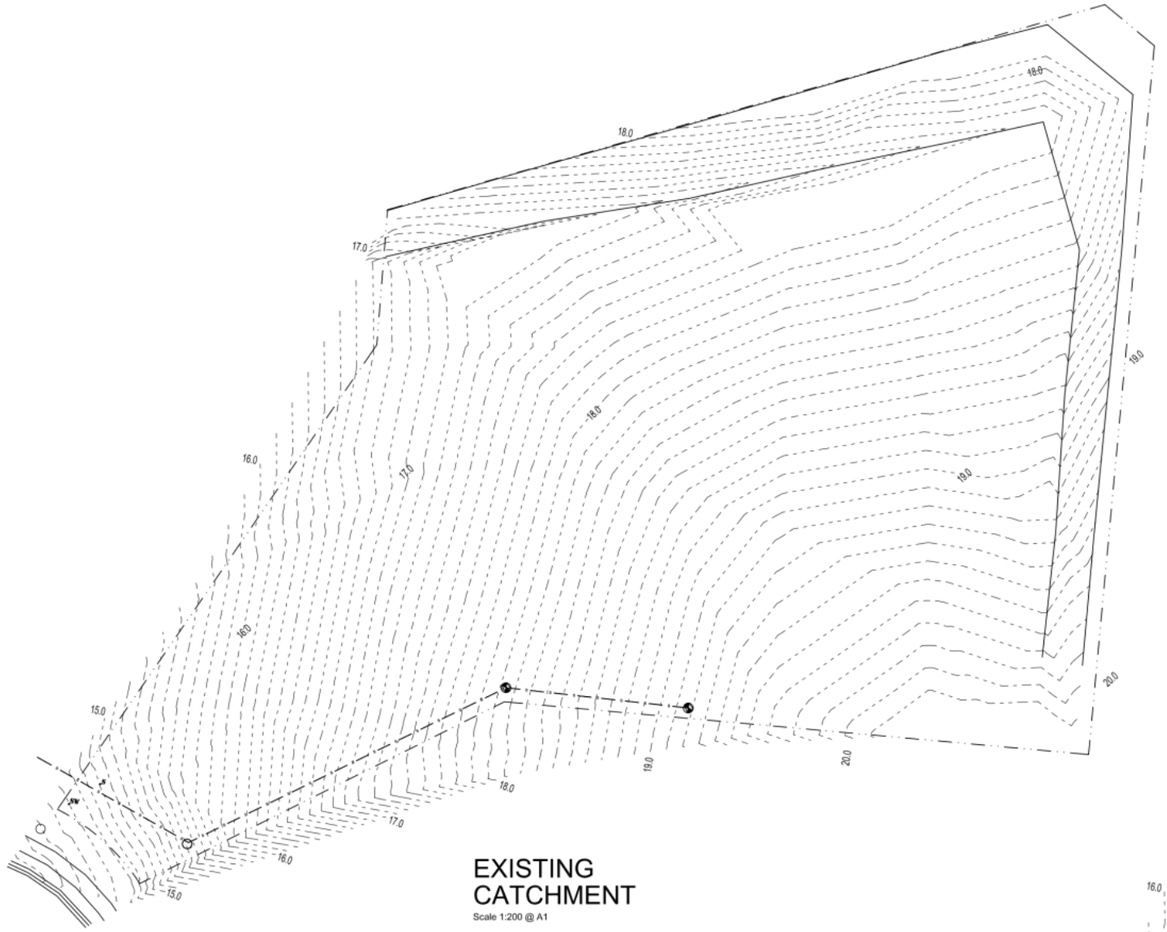
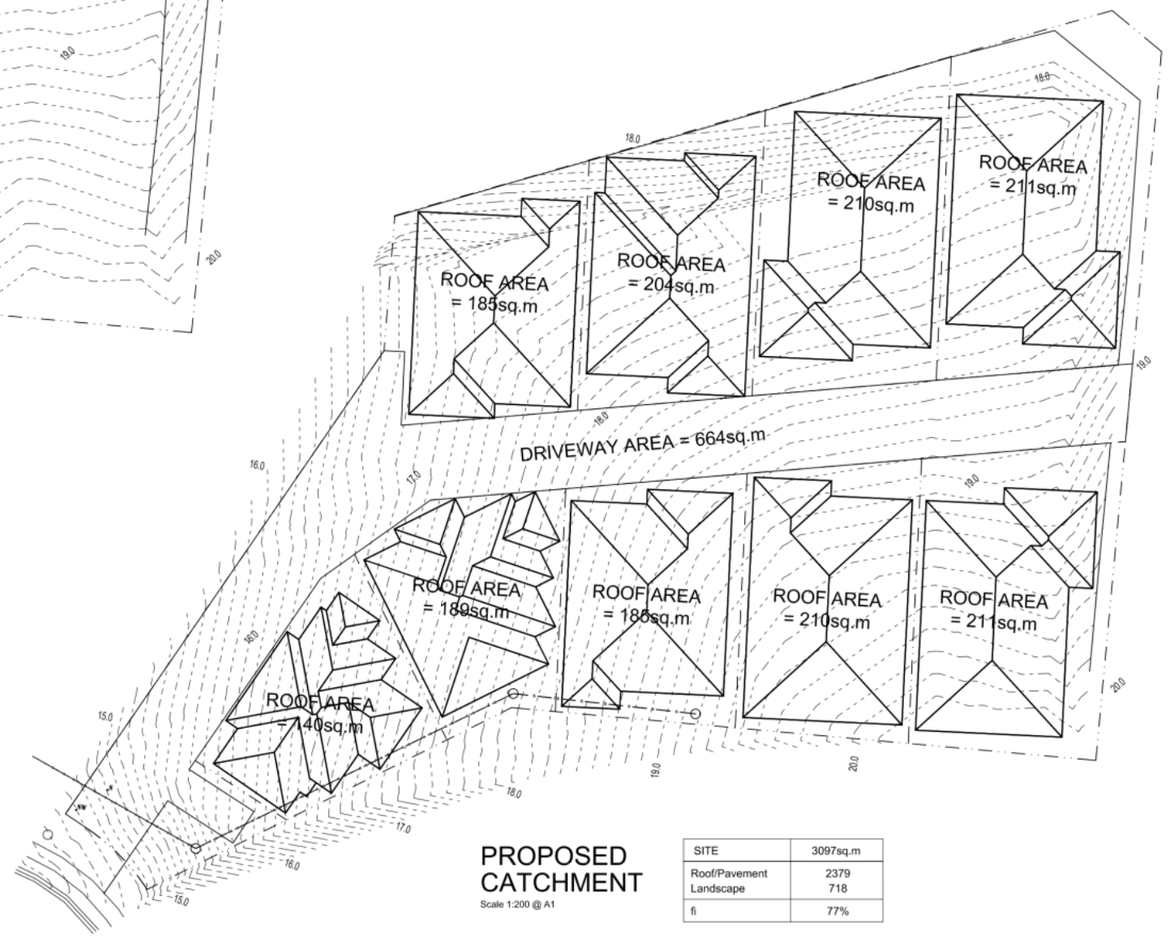


EXISTING CATCHMENT

Scale 1:200 @ A1

SITE	3097sq.m
Roof/Pavement Landscape	2323 774
fi	75%

NOTE: PERCENTAGE IMPERVIOUS TAKEN FROM KING & CAMPBELL SUBDIVISION DESIGN.



PROPOSED CATCHMENT

Scale 1:200 @ A1

SITE	3097sq.m
Roof/Pavement Landscape	2379 718
fi	77%

client: Manuka Property Holdings Pty Ltd
project: Proposed Community Housing
Lot 47 Antiqua Avenue, Lake Cathie
drawn: D.R.J | date: MAR 2020

title: CATCHMENTS
sheet: C01 | drawing no. 2020-30 | amdt.

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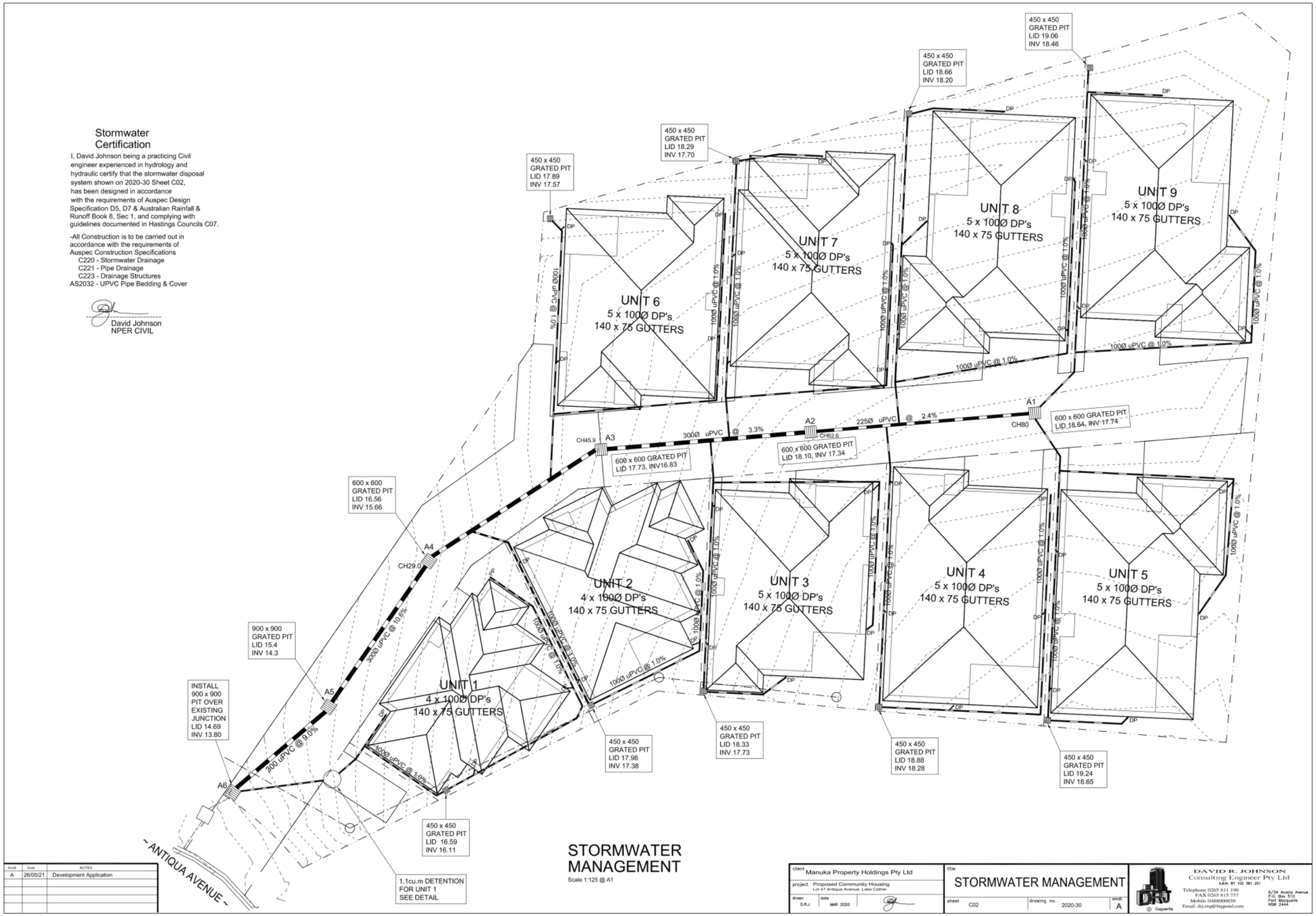
Stormwater Certification
I, David Johnson being a practicing Civil engineer experienced in hydrology and hydraulic certify that the stormwater disposal system shown on 2020-30 Sheet C02, has been designed in accordance with the requirements of Auspec Design Specification D5, D7 & Australian Rainfall & Runoff Book 8, Sec 1, and complying with guidelines documented in Hastings Councils C07.
-All Construction is to be carried out in accordance with the requirements of Auspec Construction Specifications
C220 - Stormwater Drainage
C221 - Pipe Drainage
C223 - Drainage Structures
AS2032 - UPVC Pipe Bedding & Cover
David Johnson
NPER CIVIL
450 x 450 GRATED PIT LID 17.89 INV 17.57
450 x 450 GRATED PIT LID 18.29 INV 17.70
450 x 450 GRATED PIT LID 18.66 INV 18.20
450 x 450 GRATED PIT LID 19.06 INV 18.46
UNIT 6
5 x 100Ø DP's
140 x 75 GUTTERS
UNIT 7
5 x 100Ø DP's
140 x 75 GUTTERS
UNIT 8
5 x 100Ø DP's
140 x 75 GUTTERS
UNIT 9
5 x 100Ø DP's
140 x 75 GUTTERS
100Ø uPVC @ 1.0%
300Ø uPVC @ 3.3%
225Ø uPVC @ 2.4%
A1
CH80
600 x 600 GRATED PIT LID 18.64, INV 17.74
A2
CH62.6
600 x 600 GRATED PIT LID 18.10, INV 17.34
A3
CH45.9
600 x 600 GRATED PIT LID 17.73, INV16.83
600 x 600 GRATED PIT LID 16.56 INV 15.66
A4
CH29.0
300Ø uPVC @ 10.6%
900 x 900 GRATED PIT LID 15.4 INV 14.3
A5
INSTALL 900 x 900 PIT OVER EXISTING JUNCTION LID 14.69 INV 13.80
A6
300 uPVC @ 9.0%
UNIT 1
4 x 100Ø DP's
140 x 75 GUTTERS
UNIT 2
4 x 100Ø DP's
140 x 75 GUTTERS
UNIT 3
5 x 100Ø DP's
140 x 75 GUTTERS
UNIT 4
5 x 100Ø DP's
140 x 75 GUTTERS
UNIT 5
5 x 100Ø DP's
140 x 75 GUTTERS
450 x 450 GRATED PIT LID 17.98 INV 17.38
450 x 450 GRATED PIT LID 18.33 INV 17.73
450 x 450 GRATED PIT LID 18.88 INV 18.28
450 x 450 GRATED PIT LID 19.24 INV 18.65
450 x 450 GRATED PIT LID 16.59 INV 16.11
1.1cu.m DETENTION FOR UNIT 1 SEE DETAIL
~ ANTIQUA AVENUE ~
STORMWATER MANAGEMENT
Scale 1:125 @ A1
Amdt | Date | NOTES
A | 26/05/21 | Development Application
client Manuka Property Holdings Pty Ltd
project Proposed Community Housing
Lot 47 Antiqua Avenue, Lake Cathie
drawn D.R.J
date MAR 2020
title STORMWATER MANAGEMENT
sheet C02
drawing no. 2020-30
amdt. A
© Copywrite
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Consulting Engineer Pty Ltd
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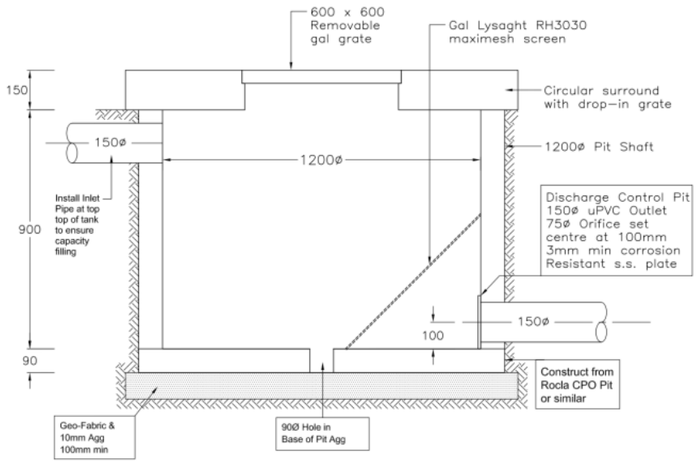


DETENTION LAYOUT

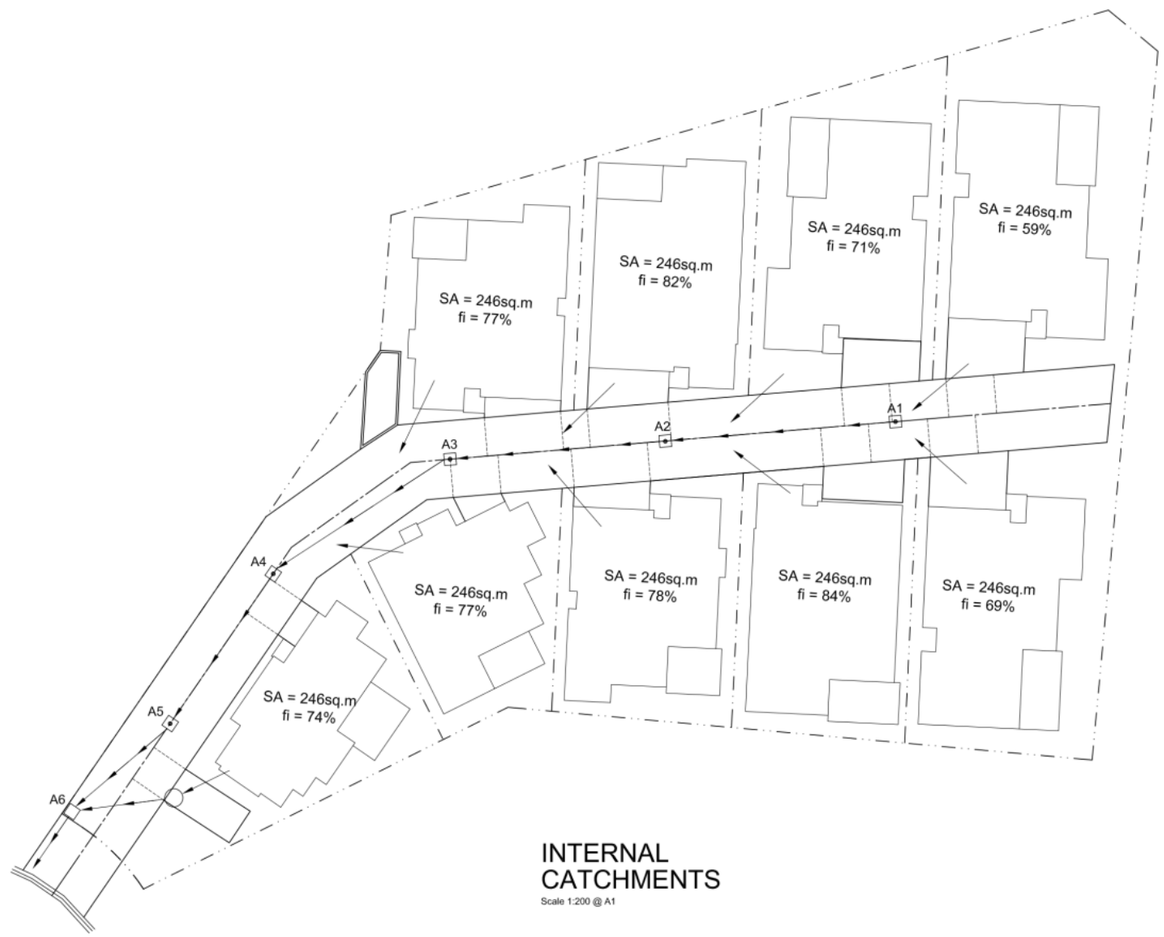
Scale 1:10 @ A1

SITE	XXXXsq.m	
LAND USE	EXISTING	PROPOSED
Roof/Pavement Landscape	XXX XXX	XXX XXX
Impervious	XX%	XX%

DETENTION OUTPUT - MEDIAN OUTPUT

10 Year ARI Storm Durations						
EXISTING	PROPOSED					
0%	85% Impervious Site					
Q l/s	Catchment Q l/s	Orifice Q l/s	U2-9 Q l/s	Overflow Q l/s	Total Q l/s	D1 Water Level
139	141	7	132	-	139	14.56

100 Year ARI Storm Durations						
EXISTING	PROPOSED					
0%	85% Impervious Site					
Q l/s	Catchment Q l/s	Orifice Q l/s	U2-9 Q l/s	Overflow Q l/s	Total Q l/s	D1 Water Level
221	224	11	210	-	221	15.0



INTERNAL CATCHMENTS

Scale 1:200 @ A1

client Manuka Property Holdings Pty Ltd
project Proposed Community Housing
Lot 47 Antigua Avenue, Lake Cathie
drawn D.R.J | date MAR 2020

title STORMWATER DETAILS
sheet C03 | drawing no. 2020-30 | amdt.

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WATER SUPPLY

ITEM	DWELLINGS																	
	1		2		3		4		5		6		7		8		9	
	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU
WC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bath	-	-	1	8	1	8	1	8	1	8	1	8	1	8	1	8	1	8
Basin	2	2	2	2	2	2	3	3	2	2	2	2	3	3	2	2	2	2
Shower	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4
Sink	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3
LT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DW	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3
WM	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3
HWS	1	8	1	8	1	8	1	8	1	8	1	8	1	8	1	8	1	8
Tap	1	4	1	4	1	4	1	4	1	4	1	4	1	4	1	4	1	4
		27		35		35		36		35		35		36		35		35
																	TOTAL	309

METER TABLE - Individual

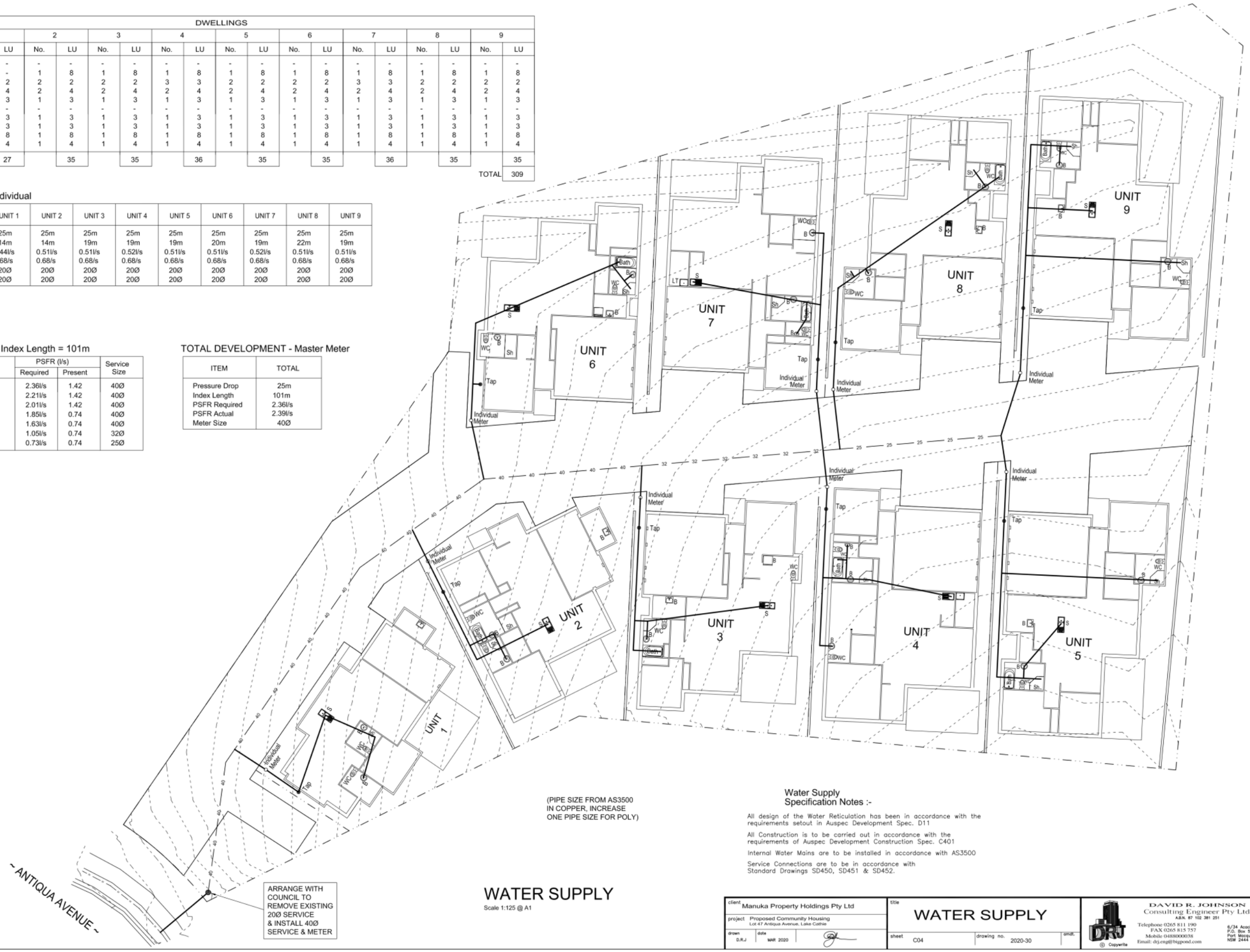
ITEM	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9
Pressure Drop	25m	25m	25m	25m	25m	25m	25m	25m	25m
Index Length	14m	14m	19m	19m	19m	20m	19m	22m	19m
PSFR Required	0.44l/s	0.51l/s	0.51l/s	0.52l/s	0.51l/s	0.51l/s	0.52l/s	0.51l/s	0.51l/s
PSFR Actual	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s
Meter Size	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø
Main Size	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø

PIPE SIZE TABLE Index Length = 101m

LINE	LU	PSFR (l/s)		Service Size
		Required	Present	
Meter U1	309	2.36l/s	1.42	40Ø
Meter 1-2	282	2.21l/s	1.42	40Ø
Meter 2-6	247	2.01l/s	1.42	40Ø
Meter 6-3	212	1.85l/s	0.74	40Ø
Meter 3-4	177	1.63l/s	0.74	40Ø
Meter 4-8	105	1.05l/s	0.74	32Ø
Meter 8-5	70	0.73l/s	0.74	25Ø

TOTAL DEVELOPMENT - Master Meter

ITEM	TOTAL
Pressure Drop	25m
Index Length	101m
PSFR Required	2.36l/s
PSFR Actual	2.39l/s
Meter Size	40Ø



(PIPE SIZE FROM AS3500 IN COPPER, INCREASE ONE PIPE SIZE FOR POLY)

Water Supply Specification Notes :-

All design of the Water Reticulation has been in accordance with the requirements setout in Auspec Development Spec. D11

All Construction is to be carried out in accordance with the requirements of Auspec Development Construction Spec. C401

Internal Water Mains are to be installed in accordance with AS3500

Service Connections are to be in accordance with Standard Drawings SD450, SD451 & SD452.

WATER SUPPLY

Scale 1:125 @ A1

client: Manuka Property Holdings Pty Ltd
project: Proposed Community Housing, Lot 47 Antiqua Avenue, Lake Cathie
drawn: D.R.J | date: MAR 2020

title: WATER SUPPLY
sheet: C04 | drawing no. 2020-30 | amdt.

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RECYCLED

ITEM	DWELLINGS																	
	1		2		3		4		5		6		7		8		9	
	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU	No.	LU
WC	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4
Bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Basin	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LT	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3
DW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HWS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tap	1	4	1	4	1	4	1	4	1	4	1	4	1	4	1	4	1	4
		11		11		11		11		11		11		11		11		11
																	TOTAL	99

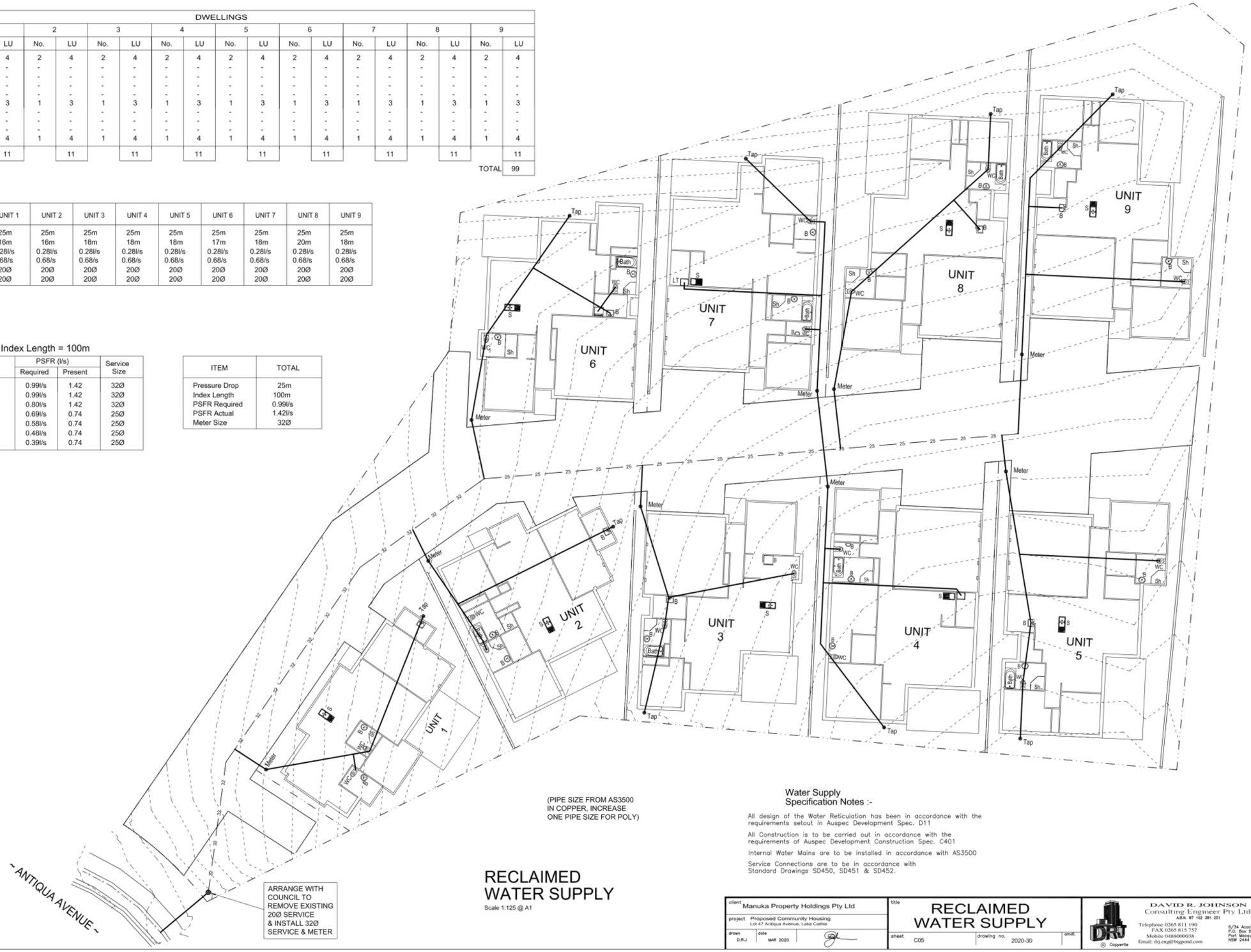
METER TABLE

ITEM	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9
Pressure Drop	25m	25m	25m	25m	25m	25m	25m	25m	25m
Index Length	16m	16m	18m	18m	18m	17m	18m	20m	18m
PSFR Required	0.28l/s	0.28l/s	0.28l/s	0.28l/s	0.28l/s	0.28l/s	0.28l/s	0.28l/s	0.28l/s
PSFR Actual	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s	0.68/s
Meter Size	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø
Main Size	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø	20Ø

PIPE SIZE TABLE Index Length = 100m

LINE	LU	PSFR (l/s)		Service Size
		Required	Present	
Meter U1	99	0.99l/s	1.42	32Ø
Meter 1-2	88	0.99l/s	1.42	32Ø
Meter 2-6	77	0.80l/s	1.42	32Ø
Meter 6-3	66	0.69l/s	0.74	25Ø
Meter 3-4	55	0.58l/s	0.74	25Ø
Meter 4-8	44	0.48l/s	0.74	25Ø
Meter 8-5	22	0.39l/s	0.74	25Ø

ITEM	TOTAL
Pressure Drop	25m
Index Length	100m
PSFR Required	0.99l/s
PSFR Actual	1.42l/s
Meter Size	32Ø



(PIPE SIZE FROM AS3500 IN COPPER, INCREASE ONE PIPE SIZE FOR POLY)

Water Supply
Specification Notes :-

All design of the Water Reticulation has been in accordance with the requirements setout in Auspec Development Spec. D11

All Construction is to be carried out in accordance with the requirements of Auspec Development Construction Spec. C401

Internal Water Mains are to be installed in accordance with AS3500

Service Connections are to be in accordance with Standard Drawings SD450, SD451 & SD452.

RECLAIMED WATER SUPPLY

Scale 1:125 @ A1

client: Manuka Property Holdings Pty Ltd
project: Proposed Community Housing, Lot 47 Antiqua Avenue, Lake Cathie
drawn: D.R.J | date: MAR 2020

title: RECLAIMED WATER SUPPLY
sheet: C05 | drawing no. 2020-30 | amdt.

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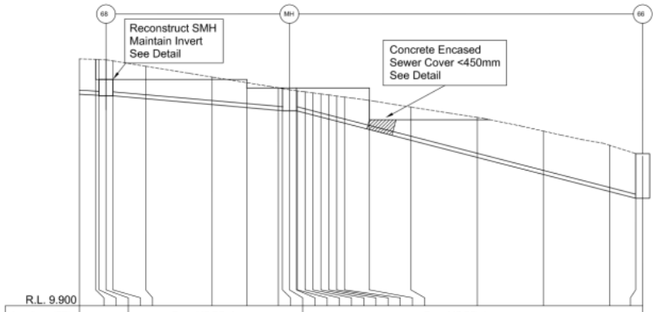
SANITATION
9 Units

ITEM	Unit 1	FU1	Unit 2	FU2	Unit 3	FU3	Unit 4	FU4	Unit 5	FU5	Unit 6	FU6	Unit 7	FU7	Unit 8	FU8	Unit 9	FU9
WC	2	8	2	8	2	8	2	8	2	8	2	8	2	8	2	8	2	8
Basin	2	2	2	2	2	2	3	3	2	2	2	2	3	3	2	2	2	2
Shower	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4
LT	1	5	1	5	1	5	1	5	1	5	1	5	1	5	1	5	1	5
Sink	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3	1	3
Bath	-	-	1	4	1	4	1	4	1	4	1	4	1	4	1	4	1	4
		22		26		26		27		26		26		27		26		26
																		232

(All Washing Machines are connected to Laundry Trough Trap, Only Trough is included)



| | | | | | | | | | | | | | | | | | |

GENERAL

IT IS IMPERATIVE THAT CONTRACTORS OBTAIN, READ AND FULLY UNDERSTAND THE GUIDELINES DETAILED IN PART 3 VOL 2 OF THE CURRENT ADDITION OF THE BCA & ITS REFERENCED AUSTRALIAN STANDARDS. THE DESIGN PROVIDED IS INACCORDANCE WITH THESE DOCUMENTS, HOWEVER MATERIALS & CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

a) All engineering drawings shall be read in conjunction with relevant architectural and other consultant's documents.
b) The Engineers drawings shall not have sizes scaled from.
c) If there are discrepancies, ambiguities or confusion arising from the documents, the matter shall be referred to the supervisor for correction or clarification before work is commenced.
d) Dimensions are only included for the relevant sections and structural requirements of the project. For all other dimensions refer to other consultants documents.

FOUNDATIONS

THE BUILDING AREA IS FIRSTLY TO BE STRIPPED OF ALL VEGETATION & TOP–SOIL. EXPECIALLY THE AREA UNDER WAFFLE, RAFT & INFILL SLABS.

a) Excavations shall be accurate to shape and profile, dewatered and free from top soil, loose earth, tree roots, mud and stones. AND BE DRY. If rain occurs while foundations are exposed the reinforcing is to be removed & cleaned, and soft wet material removed from foundation, then allowed to dry for atleast 6 hours.
b) Should foundation material be (soft, wet, organic or unstable) indicating a lower than acceptable bearing capacity at the prescribed depths, obtain instructions from the superintendent before carrying out additional excavations.
c) Slab panels, Edge beams, Strip and Pad Footings and Load support thickenings are to be founded on natural soil or controlled fill with an allowable bearing pressure not less than 100kPa.
d) Where fill is required under a slab, it shall be placed inaccordance with the requirements of BCA Part 3.2.2.2, AS1289 & AS2870 Sec 6.
e) For certifiers inspecting foundations it is imperative that minimum bearing capacity be achieved, for raft slabs this is a stiff clay where the soil can be indented with the thumb but not penetrated, For strip footings it is Very Stiff clay that can be marked but not penetrated with thumb pressure.

LOADING

All loading has been in accordance with AS1170

DEAD LOADING (AS1170.1)

LIVE LOADING (AS1170.1)

Floor	Internal External Basement	2.00kPa 3.00kPa 2.50kPa
Roof	Trafficable Non–trafficable	3.00kPa 0.25kPa

WIND LOADING (AS1170.2)
Region A Cat 2 Vp=41m/s Vu=50m/s

EARTHQUAKE LOADING (AS1170.4)
Type I Site S=1.0 Acc a=0.06 Imp I=1.0

CONCRETE

a) All concrete & workmanship shall be in accordance with BCA & AS3600.
b) Ready–Mix concrete complying with AS1379, shall be used for any structural elements and slabs. Dockets shall be provided to ensure the time taken from the introduction of water until the concrete is completely discharged shall not be more than 1.0 hour.
c) NO ADDITIONAL WATER IS TO BE ADDED to the already mixed concrete, without the consent of the Engineer.
d) Fresh concrete is to be properly compacted by a mechanical immersion Vibrator.
e) Builder to provide & supply results of project control testing in accordance Sec 17.1.6.1 AS3600.
f) Beams depths include slab thickness.
g) Concrete sizes do not include thickness of surface finishes.
h) Concrete shrinkage to be a max 700 microstrain @ 56 days. To AS1012 Pt 13
i) No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without Engineers approval.
j) Construction joints are to be implemented on external slabs which are longer than 6m, contact the Engineer or Architect for specific locations. if not shown.
k) Concrete to be placed and all exposed surfaces treated with a COMMERCIAL CURING COMPOUND, in accordance with AS3799. Curing operations shall begin on slabs as soon after concrete has displayed initial set, but no more than 2 hours after finishing, and on Columns and Walls after forms have been removed.
l) All Formwork and Scaffolding is to comply with the requirements of AS3610 and AS1576 respectively. The design shall be the responsibility of the builder.
m) Concrete surfaces when stripped shall be true to the shapes and locations shown on the Drawings, free of bony or porous areas and excessive depressions or projections, and within a tolerance of +/– 5mm when tested with a 3m long straight edge.

REINFORCEMENT

a) Steel Reinforcement shall comply with the requirements of AS3600.
b) Use reinforcing bars complying with AS1302, steel–reinforcing wire complying with AS1303, and welded wire fabric complying with AS1304.

Element	Ductility	Type	Configuration	Strength	Example
Bar	N–normal	Deformed	–	500	N12
Mesh	L–low	Deformed	S–square R–rectangle	500	SL82

c) Fix reinforcement to comply with AS3600 with clear cover as shown on the drawings or from table below.

Element	F'c	Internal	External	FRL
Footing	N25	50	50 side	
Wall	N40	25	40	
Filled Block	N15	25	40	120/120/120
Column	N40	45	40	90/–/–
Basement Slab	N25	25	40	
Transfer Slab	N40	25	40	90/90/120
Ultrafloor	N40	25	40	90/90/90
Roof Slab	N40	25	40	

d) Adequately support reinforcement to maintain correct position by supporting on plastic chairs and securely tied using 1.25mm Dia. Annealed wire at all intersections. Where bending is required by the Drawings, restrict the diameter of the bends to the requirements of AS3600. Bend reinforcement cold with the exception of bars of grade 230S, which may be bent at temperatures up to 850oC. Do not re–bend bars within 20 diameters of original bend. Do not galvanize reinforcement to be bent.
e) Refer to BCA for reinforcement Laps and Splices.

MASONRY

GENERAL

a) All materials and workmanship shall comply with the current AS3700, AS2699 and BCA requirements, and will be of a quality acceptable to the Supervisor, and have a FRL 120/120/120.
b) Concrete block units shall be precast, hollow for grout filling and have a compressive strength of F'b = 12Mpa.
c) Load Bearing Bricks shall have a compressive strength of F'b = 20Mpa.
d) The masonry units shall be sound, dry, clean, crack free and have been cured for not less than 28 days before delivery.
e) To provide a good bond between the units and the mortar, refer to the following table formulated by the Concrete Masonry Association of Australia.

Mortar Type	Portland Cement	Blended Cement	Lime	Sand	Methyl Cellulose	Where Used
M3	1 1	0 0	1 0	6 5	Optional Yes	General Purpose (All Blockwork above DPC) Below DPC non–aggressive soils

f) Mortar should be discarded and not retempered after the initial set of the cement has taken place.
g) Caution should be exercised when using lime–replacing additives such as plasticisers or workability agents. They should only be used if specified by the Architect or Engineer and then strictly in accordance with the manufacturer's instructions. Detergents should never be used.
h) Laid Bricks, blocks, face shells and perpends should be fully bedded in mortar.

CONTROL JOINTS

a) Control joints should be built into masonry walls at all points of potential cracking and at locations shown on the drawings. In reinforced masonry walls the spacing of control joints should not exceed 8m, and in Brickwork the lesser of twice the height of the panel or 5m. Control Joints should always be provided at the following locations
   Major changes in wall height.
   Changes in wall thickness
   Control joints in floors and roof slabs.
   At T–junctions.
b) These joints must be sealed to prevent water penetration. Using open cell polyurethane foam backing strip or equivalent, and then Sikaflex 15 LM or equivalent sealant towards the end of construction.
c) No masonry walls shall be erected on suspended slabs and beams until all propping and shoring has been removed.
d) Where slabs and beams bear on masonry elements a bond breaking layer is needed. Either 1) a level smooth layer of mortar and 2 layers of Aluminum–Cored Dampcourse. Or 2) on bare masonry place a fire, termite and water–resistant material (eg.Hardiflex) and 1 layer of Alcor under concrete.

REINFORCING

a) Masonry walls shall be tied to return walls or adjacent structural elements using approved brick ties at 300mm centers. Free vertical masonry edges to be restrained using 75x75x4.0SHS. Spot weld ties to steelwork.
b) Chases, holes and recesses shall not be made in load bearing masonry.
c) Provide stainless steel wall ties to both skins of loadbearing brickwork from spaced at 900mm horizontal and every forth course vertical.
d) Reinforce load–bearing brickwork with continuous masonry reinforcement (Brick–Tor) in first bed joint above floor slab and lintels and every forth bed thereafter. Lap 400mm around corners.
e) In Reinforced Block construction it is imperative that the vertical reinforcement be positioned correctly. THIS CANNOT BE ACHIEVED BY PUSHING THE REINFORCING DOWN THE CORE of the full height wall, before or after grouting has taken place. It can only be accomplished by lapping and securely tying the vertical reinforcement firstly, to the embedded starter bars protruding from the reinforced concrete footing, then to the horizontal reinforcement which will be positioned in the knock–out portion of the unit as the wall is constructed.

GROUT

a) The grout used to fill the cores or blockwork walls should have, Characteristic Compressive Strength 15 MPa (minimum), Cement content not less than 300 kg/m3, Coarse aggregate not greater than 10mm, a pouring consistency that ensures the cores and reinforcement are completely filled and surrounded, without segregation of the constituents. (Slump = 230mm)
b) Clean out openings are required at the base of all walls, and before placement of the grout, it is important that the cores be clean and free of mortar projecting into the core. In hot weather hosing out the cores is permitted to prevent 'flash setting' of the grout. But should be completed 30 minutes before the grout is placed.
c) Grouting in lifts of more than three meters should not be attempted in one pour. Where the lift is more than 2.4 meters, it is preferable to fill the cores in two stages about 30 minutes apart.
d) The grout once placed should be thoroughly compacted to expel all air voids.
e) Compaction for and for all other walls, a high frequency pencil vibrator should be used carefully.

DRAINAGE

a) The backfilling of the retaining wall shall not commence until 28 days have elapsed after the cores have been grouted.
b) The drainage system immediately behind the wall, should consist of a 300mm width of Coarse–grained soil without admixture of fine particles, highly permeable (e.g. Gravel)
c) A continuous agriculture pipe located at the base of the wall. The pipe must discharge beyond the ends of the wall or be connected to the stormwater drainage system.
d) In basement type construction it is also important to prevent hydrostatic pressure under the floor slab. Where there is the possibility of groundwater under the slab, then a subfloor drainage system is advisable.
e) To reduce the passage of water through the wall, for aesthetics or aggressive ground water reasons, the earth face of the wall should be treated using appropriate sealing techniques such as water–resistant render, water–resistant paint, or tanking with bituminous materials.

STRUCTURL STEELWORK

a) All structural steelwork shall comply with the requirements setout in AS4100 Steel Structures Code.
b) All Hot Rolled sections shall comply with AS3679.1 and be a minimum Grade 300.
c) All Cold Formed Hollow Sections shall comply with AS1163 and be a minimum Grade 350. unless noted otherwise.
d) All welds shall be 6mm continuous fillet weld (CFW) UNO Structural Purpose E41XX & comply with the requirements of AS1554 Welding Steel Structures.
e) All connection plates shall be 10mm unless noted otherwise.
f) All structural bolts shall be Commercial Bolts (4.6 Grade) to AS1111 and snug tightened unless noted otherwise.
g) Shop drawings shall be submitted to engineer for approval before fabrication. Approval shall not relieve contactor of responsibility of compliance with documentation.
h) Roofing and fixing to be carried out to manufactures specifications.
i) Structural Steel Members must be protected against corrosion in accordance with AS1650 where Internal – 2 Coats Alkyd Primer and External – Hot Dip Galvanize 600g/m2
j) Where a Paint finish is applied, the surface of the steelwork must be hand or power tool cleaned to remove any dirt and rust immediately prior to painting.
k) All Zinc coatings require a barrier coat to stop conventional domestic enamels from peeling.
l) Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.

title
General Specifications

sheet S00 | drawing no. 2013- | amdt.

DRJ
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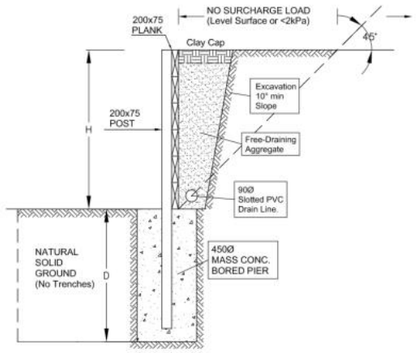
SITE REGRADING

-All design of the Site Regarding has been in accordance with the requirements setout in Auspec Design Specification D6

All Construction is to be carried out in accordance with the requirements of Auspec Construction Specifications
C211 - Control of Erosion & Sedimentation.
C212 - Clearing & Grubbing
C213 - Earthworks.

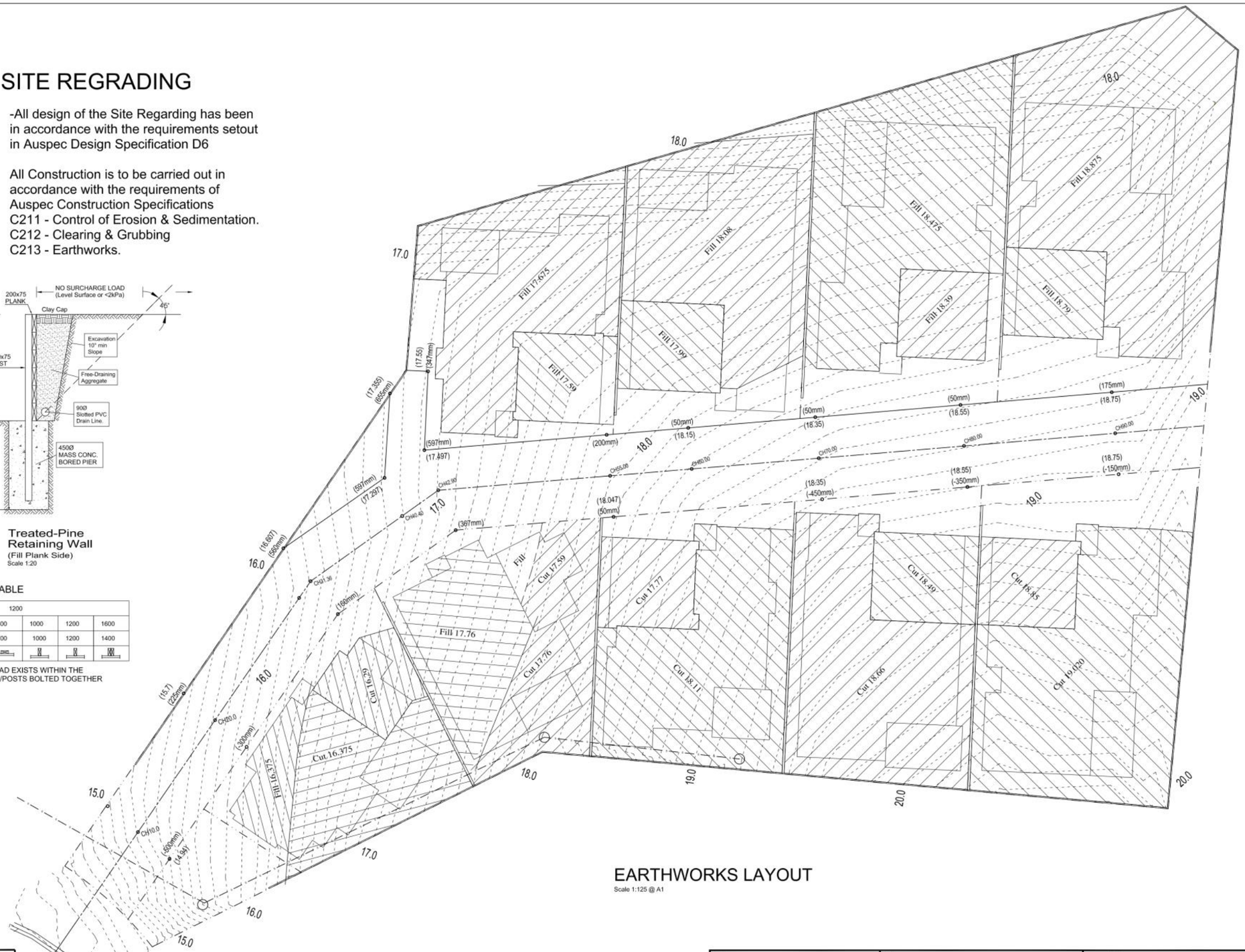


Treated-Pine Retaining Wall
(Fill Plank Side)
Scale 1:20

RETAINING WALL TABLE

Post Centres	1200				
Wall Height	600	800	1000	1200	1600
Post Embedment	600	700	1000	1200	1400
Post Orientation					

NOTE : IF A SURCHARGE LOAD EXISTS WITHIN THE ZONE OF INFLUENCE, USE 2/POSTS BOLTED TOGETHER



EARTHWORKS LAYOUT

Scale 1:125 @ A1

Amdt	Date	NOTES
A	19/02/21	Typical Retaining Wall

client: Manuka Property Holdings Pty Ltd
project: Proposed Community Housing
Lot 47 Antique Avenue, Lake Cathie
drawn: D.R.J | date: MAR 2020

title: EARTHWORKS
sheet: S01 | drawing no. 2020-30 | amdt. A

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SITE REGRADING

-All design of the Site Regarding has been in accordance with the requirements setout in Auspec Design Specification D6

All Construction is to be carried out in accordance with the requirements of Auspec Construction Specifications
C211 - Control of Erosion & Sedimentation.
C212 - Clearing & Grubbing
C213 - Earthworks.

Typical Corner Lap Detail

KEY JOINT DETAIL - KJ
Scale 1:10

Sewer Certification

I, David Johnson being a practicing Civil & Structural Engineer & college member of Engineers Australia, here-by Certify that the design shown on 2020-30 S02 has been done in accordance with the requirments of the D12.09 Building Over or Adjacent to Sewer Mains.

David Johnson
C.P.E 1116013

SLAB LAYOUT

Scale 1:125 @ A1

Concrete Notes:

Slab
- Compressive Strength F'c=25MPa
- Slump 85±15mm
- Water/Cement Ratio 0.45
- SL82 Top

Issue	Date	NOTES
A	12/02/21	Slab Levels
B	15/02/21	Unit 3 Level Correction
C	18/02/21	Unit 4-5, 8-9 Level Correction
D	26/02/21	Unit 4-5 Level Correction
E	26/05/21	Development Application

client: Manuka Property Holdings Pty Ltd
project: Proposed Community Housing
Lot 47 Antiqua Avenue, Lake Cathie
drawn: D.R.J | date: MAR 2020

title: SLAB LAYOUT
sheet: S02 | drawing no. 2020-30 | issue: E

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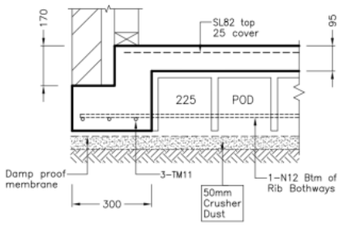
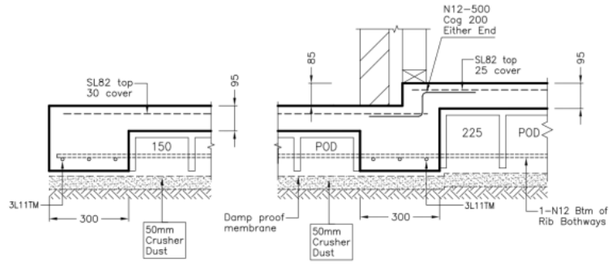


SECTION C1
Scale 1:10



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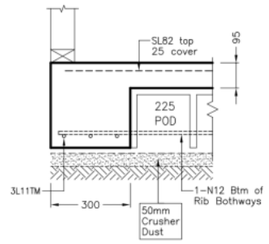

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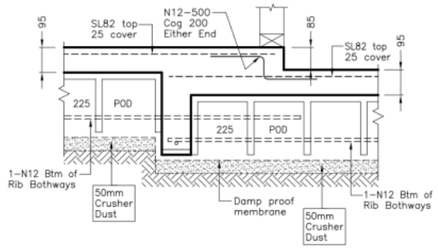

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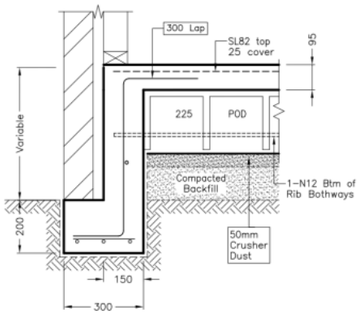

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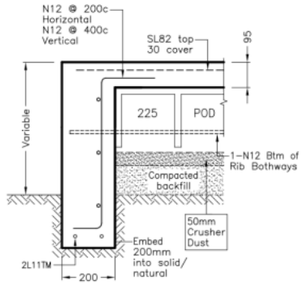

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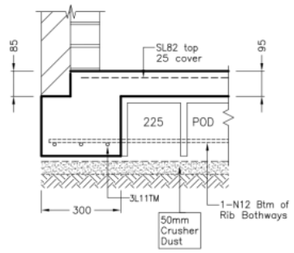

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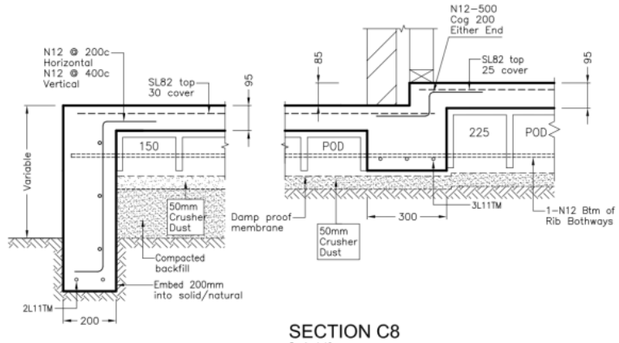

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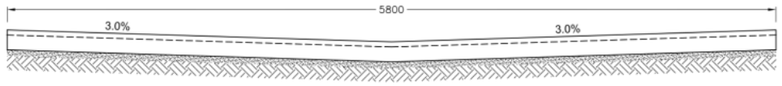
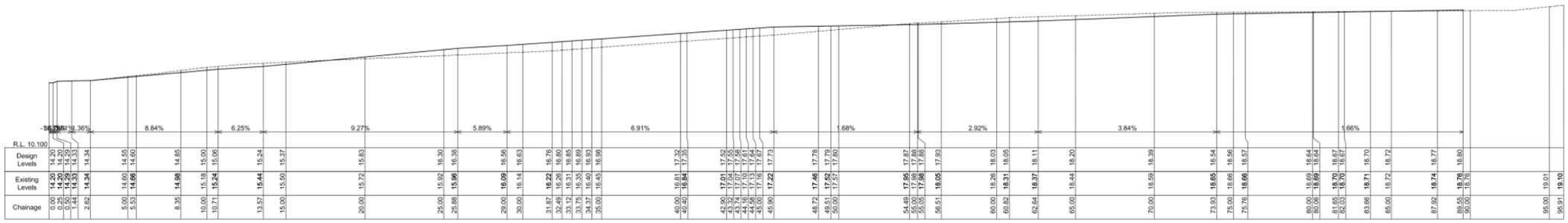


TYPICAL DRIVEWAY CROSS-SECTION



Amdt	Date	NOTES
A	30/10/20	Typical Cross-Section
B	12/02/21	Longsection Regrade
C	18/02/21	Longsection Regrade
D	26/02/21	Longsection Regrade

client: Manuka Property Holdings Pty Ltd
project: Proposed Community Housing
Lot 47 Antigua Avenue, Lake Cathie
drawn: D.R.J
date: MAR 2020

title: CONCRETE SECTIONS 1.
sheet: S03
drawing no.: 2020-30
amdt.: D

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Developer Charges - Estimate

Applicants Name: Manuka Property Holding Pty Ltd
Property Address: 39 Antigua Avenue Lake Cathie
Lot & Dp: Lot(s):47,DP(s):1230717
Development: DA 2021/470 - Multi Dwelling Development and Community Title Subdivision

PORT MACQUARIE HASTINGS
154 2021 0123 01

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	5.2	$10,498.00	Per ET	$54,589.60
2	Sewerage Scheme Lake Cathie/Bonny Hills	7	$3,983.00	Per ET	$27,881.00
3	Since 13.6.14 - Local Roads - Lake Cathie/Bonny Hills - Area 14	6.18	$13,651.00	Per ET	$84,363.10
4	Since 31.1.18 - Open Space - Lake Cathie/Bonny Hills - Per ET	6.18	$6,942.00	Per ET	$42,901.50
5	Commenced 3 April 2006 - Com, Cul and Em Services CP - Lake Cathie / Bonny Hills	6.18	$5,420.00	Per ET	$33,495.60
6	Com 1.3.07 - Administration Building - All areas	6.18	$937.00	Per ET	$5,790.60
7	Commenced 3 April 2006 - Com, Cul and Em Services CP - Bushfire	6.18	$520.00	Per ET	$3,213.60
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			$3,734.80
16					
17					
18					
	Total Amount of Estimate (Not for Payment Purposes)				**$255,969.80**

Not for Payment Purposes

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: **13-Oct-2021**

Estimate Prepared By Steven Ford

This is an ESTIMATE ONLY - NOT for Payment Purposes

operty Holding Pty Ltd, 39 Antigua Avenue Lake Cathie, 13-Oct-2021.xls

PORT MACQUARIE-HASTINGS COUNCIL