PORT MACQUARIE-HASTINGS
COUNCIL

Development Assessment Panel

Business Paper

date of meeting:	**Wednesday 15 March 2023**
location:	**Port Macquarie-Hastings Council** **17 Burrawan Street** **Function Room**
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 SUB COMMITTEE CHARTER

Adopted: Ordinary Council 2022 09 15

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 (approve or refuse) 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 being considered by the panel.
- Determine Koala Plans of Management under State Environmental Planning Policy (Biodiversity and Conservation) 2021 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

- 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 Services (alternate - Director Community, Planning 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 media.

3.4 Member Tenure

The independent external members will be appointed for the term of 4 years or until such time as an expression of interest process to source panel members is completed for the proceeding 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 Wednesday each month at 2.00pm at the Port Macquarie offices of Council. Meetings may be conducted on-line or a combination of in person and on-line.
- Special Meetings of the Panel may be convened by the Director Community, Planning and Environment Services with 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 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

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 Community, Planning 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 3 days prior to each meeting. Minutes shall be appropriately approved and circulated to each member within 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 of the DAP and how each member votes for each item before the Panel. Meetings may be recorded via an on-line platform where practical.

6.0 CONVENING OF "OUTCOME SPECIFIC" WORKING GROUPS

Not applicable.

7.0 CONFIDENTIALITY AND CONFLICT OF INTEREST

- Members of the Panel must comply with 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 i.e. not disrupt the conduct of the meeting, 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	18/01/23	15/02/23	01/03/23
David Crofts (Independent Chair)	✓	✓	✓
Chris Gee (Independent Member)	✓	✓	✓
Michael Mason (Independent Member)			✓
Dan Croft (Group Manager Development Services)		✓	✓
Tony McNamara (Independent Member)		✓	
Other attendees			
Mayor Peta Pinson			
Grant Burge (Development Engineering Coordinator)	✓		✓
Kerrod Franklin (Acting Development Engineering Coordinator)			
Patrick Galbraith-Robertson (Development Planning Coordinator)	✓		✓
Steven Ford (Development Assessment Planner)	✓		
Chris Gardiner (Development Assessment Planner)			
Vanessa Penfold (Development Assessment Planner)			
Clinton Tink (Development Assessment Planner)			
Jon Power (Act Development Engineer Coordinator)			
Beau Spry (Development Assessment Planner)			
Ben Roberts (Development Assessment Planner)		✓	
Councillor Josh Slade			
Councillor Sharon Griffiths			
Kate Kennedy (Building Surveyor)			
Warren Wisemantel			
Deputy Mayor Adam Roberts			
Bob Slater (Development Assessment Planner)			
Alton Dick (Stormwater Engineer)			

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

PORT MACQUARIE HASTINGS COUNCIL

Development Assessment Panel

Meeting Dates for 2023

18/01/2023	Function Room	2.00pm
01/02/2023	Function Room	2.00pm
15/02/2023	Function Room	2.00pm
01/03/2023	Function Room	2.00pm
15/03/2023	Function Room	2.00pm
05/04/2023	Function Room	2.00pm
19/04/2023	Function Room	2.00pm
03/05/2023	Function Room	2.00pm
17/05/2023	Function Room	2.00pm
07/06/2023	Function Room	2.00pm
21/06/2023	Function Room	2.00pm
05/07/2023	Function Room	2.00pm
19/07/2023	Function Room	2.00pm
02/08/2023	Function Room	2.00pm
16/08/2023	Function Room	2.00pm
06/09/2023	Function Room	2.00pm
20/09/2023	Function Room	2.00pm
04/10/2023	Function Room	2.00pm
18/10/2023	Function Room	2.00pm
01/11/2023	Function Room	2.00pm
15/11/2023	Function Room	2.00pm
06/12/2023	Function Room	2.00pm

Development Assessment Panel Meeting

Wednesday 15 March 2023

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PORT MACQUARIE HASTINGS COUNCIL

AGENDA

DEVELOPMENT ASSESSMENT PANEL
15/03/2023

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 1 March 2023 be confirmed.

PORT MACQUARIE HASTINGS COUNCIL

PRESENT

Members:

David Crofts (Independent Chair)
Chris Gee (Independent Member)
Michael Mason (Independent Member)
Group Manager Development Services (Dan Croft)

Other Attendees:

Pat Galbraith-Robertson (Development Assessment Planning Coordinator)
Grant Burge (Development Engineering Coordinator)

The meeting opened at 1.58pm

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 15 February 2023 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2012 - 381.5 - MODIFICATION TO DESIGN OF PREVIOUS APPROVED SUBDIVISION AT LOT 12 DP 1226839 SUMMER CIRCUIT AND WHITEWATER TERRACE, LAKE CATHIE

Speakers:

Brad Lane (applicant)

Graham Burns (applicant)

CONSENSUS:

That DA2012 - 381.5 for a modification to design of previous approved subdivision at Lot 3, DP 1247192 (now known as Lot 300 DP1278057) & Lot 12 DP1226839, Summer Circuit and Whitewater Terrace, Lake Cathie, be determined by granting consent subject to the recommended conditions and as amended below:

1. Resolution as per recommendation, and subject to the following changes to conditions of consent.

   Amend condition A(30) to read:

   Notwithstanding any other conditions of this consent, a Subdivision Certificate may be issued for the Master Lots within the Hilltop Village area being Proposed Lots 101, 401 and an additional master lot containing proposed Lot 501 and 502, provided that:
   - i) Adequate arrangements have been made to facilitate servicing of those lots, to the satisfaction of Council; and
   - ii) Compliance is demonstrated with Conditions E3 and E4 as they relate to the lots being created; and
   - iii) If unserviced Master Lots are proposed, a suitable restriction to the satisfaction of Council, must be provided to alert prospective purchasers that the subject lots are not serviced and that the servicing of the lots is to be provided at the expense of the owner of the land.[4]

   Amend condition E(22) to read:

   The plan of subdivision and Section 88B instrument shall establish the following restrictive covenants; with the Council having the benefit of these covenants and having sole authority to release, vary or modify these covenants. 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.

   b. With the exception of existing Lot 11 DP 1226839 to be altered by construction and dedication of Road 7, prohibit direct vehicle access to Road 7 and Road 9 other than the locations specified on the revised subdivision layout prepared by Land Dynamics Australia, dated 7 December 2022.

   Details are to be submitted to Council prior to issue of the Subdivision Certificate 4

2. The Panel notes the absence of the mid-block pedestrian links and the importance of providing pedestrian connectivity. It recommends Council consider the importance of this matter in subsequent development applications on the site.

06 GENERAL BUSINESS

Nil

The meeting closed at 2.20pm

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.	

AGENDA

DEVELOPMENT ASSESSMENT PANEL
15/03/2023

(Refer to next page and the Code of Conduct)

PORT MACQUARIE HASTINGS COUNCIL

Item 04

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.

PORT MACQUARIE HASTINGS COUNCIL

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.

[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: **DA2022 - 965.01 ANCILLARY BUILDING, LOT 19 DP 264398 13 MAHOGANY HILL PORT MACQUARIE**

Report Author: Development Assessment Planner, Steven Ford

Applicant:	**S R Percival**
Owner:	**S R Percival and R Kloock**
Estimated Cost:	**$30,000**
Parcel no:	**13496**

Alignment with Delivery Program

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

RECOMMENDATION

That DA2022 - 965 for an Ancillary Building - Carport at Lot 19, DP 264398, No. 13 Mahogany Hill, Port Macquarie, be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a development application for an Ancillary Building - Carport at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition of the application, 4 submissions were received for the original proposed development. However, after a redesign of the proposed development, the application was renotified and 2 submissions 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).

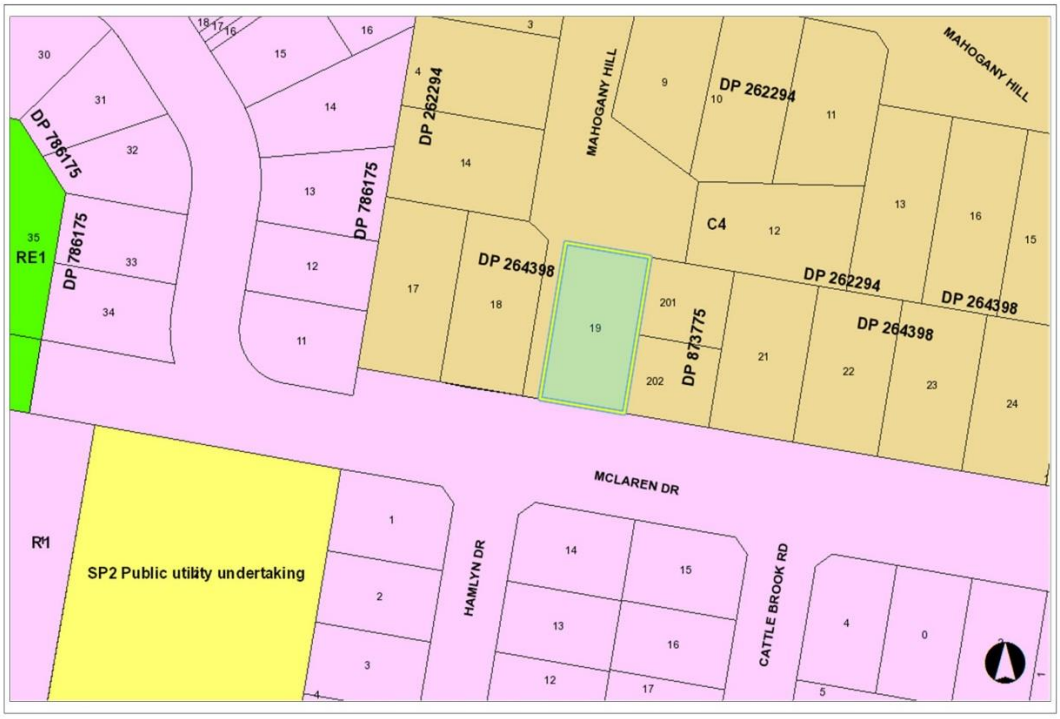
The reason for the application being referred to Council's Development Assessment Panel (DAP) is because three (3) or more objections to the proposal have been received. A copy of the DAP Charter outlining the delegations and functions of the DAP is available on Council's website.

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 1000m^2.

The site is zoned C4 Environmental Living 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:

- Proposed development has been redesigned during the assessment period.
- The proposal is for an Ancillary Building - Carport
- The subject site has dual street frontages.

Refer to plans of the proposed development at the end of this report (Attachment 2).

Application Chronology

- 11/11/2022 - Application Lodged
- 24/11/2022 until 07/12/2022 - Public Exhibition
- 6/01/2023 - Additional information and response to submissions requested
- 9/01/2023 - Response and redesign submitted.
- 03/02/2023 until 16/02/2023 - Re-exhibition of amended plans
- 21/02/2023 - Additional information requested
- 21/02/2023 - Response to additional information 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 (Biodiversity and Conservation) 2021
Chapter 4 Koala Habitat Protection 2021

Clause 4.4 - This SEPP applies to all non-rural zoned land within the Port Macquarie-Hastings Local Government Area.

Clause 4.10 - 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,
2. The site not considered to be core koala habitat.
3. No clearing is proposed of koala habitat.

Chapter 4 Remediation of Land

Clause 4.6 - 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 (Transport and Infrastructure) 2021

Clause 2.48 - 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,

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 C4 Environmental Living.
- Clause 2.3(1) and the C4 zone landuse table - The ancillary structure to a dwelling is a permissible landuse with consent.

  The objectives of the C4 zone are as follows:
  - *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
  - *To ensure that residential development does not have an adverse effect on those values.*
- Clause 2.3(2) - The proposal is consistent with the zone objectives as a low impact ancillary addition to an existing dwelling.

- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 2.8 m which complies with the standard height limit of 8.5 m 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 electricity supply, 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.

(iv) 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).	Proposed 1m cut proposed along northern elevation of carport. The proposed cut will be within the footprint of the proposed carport and does not exceed the numerical control of this provision.	Yes
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	The retaining walls will not exceed 1m in height. However, a standard condition is recommended to manage this requirement.	Yes
	b) Where a combination of a fence and a wall is proposed to be greater than 1.2m high:	No combination fence and retaining wall proposed that will impact to adjoining	Yes

	– 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.	developments with regards to increase height.	

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 subdivision and not a separate permissible land use within environment protection zones.	APZ does not encroach environmental protection zones.	Yes

DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Parking Provision			
24	a) Off-street Parking is provided in accordance with Table 3: - 1 parking space per each dwelling for dwelling-house.	Proposed development is to formalise off-street car parking.	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:	Development site has two street frontages. The proposed development will	No - See comments below

	− 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.	be forward of the building line to Mahogany Hill. However, the DCP defines the primary frontage is that which addresses the road with the higher volume of traffic. In this case, Mahogany Hill is a no through (cul-de-sac) road with a low volume of traffic compared to McLaren Drive. Therefore, Mahogany Hill boundary can be considered as a secondary frontage.	
	d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking.	Capable of complying	Yes
34	a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.	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.	No discharge to kerb proposed.	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	No concealment or entrapment areas proposed. Adequate casual surveillance available.	Yes

	− Predictable routes and entrapment locations; − as described in the Crime Prevention Through Environmental Design (CPTED) principles.		

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.	Proposed structure will encroach into the articulation zone and seeks a variation to the design provisions. See justification below.	No, but considered acceptable.
	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	Setback to secondary frontage 1m. See comments below.	No, but considered acceptable see justification below.
45	a) A garage, carport or car parking space should:	The proposed structure is forward of the building line to the secondary street	No, but considered acceptable.

	– 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.	frontage. See justification below.	
	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.	Carport opening is 6.41m. However, the carport opening does not directly face the street frontage. The car port is partially screened by a boundary fence and landscaping. See comments below.	No, but considered acceptable.
	c) Driveway crossovers are no greater than 5.0m in width.	Proposed driveway is 3m wide.	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.	NA - however single driveway proposed to each street frontage.	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).	NA - Site is not considered to have a rear boundary due to dual street frontage.	NA
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	NA - Site is not considered to have a rear boundary due to dual street frontage. However, the proposed carport would be considered to comply with this clause.	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,	NA	NA

	behind building line) and the rear setback may be reduced to 900mm.		
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	900mm side setback to the eastern boundary.	Yes
	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	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	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.	The site has appropriate private open space complying with the design provisions of this clause.	Y
	b) Private open space may include clothes drying areas and garbage storage.	NA	NA
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.	No fence proposed on plans. However, an exempt 1.2m high fence along the road frontage could be incorporated into the landscaping design to screen the proposed development. See recommended draft condition.	NA
	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	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	NA
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	NA	NA
	d) provide a 3m x 3m splay for corner sites, and	NA	NA
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	NA	NA
50	a) For tennis courts or other similar areas, chain wire fences should be black or dark green plastic coated mesh.	NA	NA

	b) Solid fences enclosing these facilities should not be permitted over 1.8m.	NA	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.	No privacy concerns identified.	Yes
	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.	Proposed carport will be approximately the same height as the eastern boundary fence. Therefore no direct views into adjoining properties.	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	NA	NA

	where fixed non-openable translucent glass is installed to the same height.		
	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.	Proposal does not require any additional screening to improve privacy.	Yes
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	Proposed detached carport is 2.8m high, 5-degree roof pitch, and total area under the roofline is 46.8m2. It is noted that the proposed building is located between the secondary road frontage and existing building line.	Yes

	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.		

The proposal seeks to vary Development Provision relating to Clause 44 with a variation to the street frontage and encroaching the articulation zone.

The relevant objectives are:
- Front setbacks should support an attractive streetscape.

Having regard for the development provisions and relevant objectives, the variation is considered acceptable for the following reasons:
- The proposal has been redesigned and setback approximately 12m from the kerb.
- The location of the proposed garage will not require removal of any significant vegetation.
- The structure is at the end Mahogany Hill, which is described as a cul-de-sac, and will not impact traffic.
- The existing property relies on on-street car parking or an unsealed access from Mahogany Hill. The proposal will formalise off-street car parking.
- The proposal will improve the street amenity of the properties frontage to Mahogany Hill by providing off street parking.
- There are other examples of existing properties encroaching the articulation zone in the immediate vicinity.
- From the street the proposed structure will be cut in to reduce the height and screened by a 1.2m high fence or screening plants. This will soften any perceived impacts to the street amenity.

The proposal seeks to vary Development Provision relating to Clause 45 with regards to the proposed carport being forward of the building line to a street frontage.

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:
- To minimise the visual dominance to the streetscape the proposed carport opening does not directly face the street frontage.
- The proposed structure will be screened by a boundary fence and landscaping.
- There are no identifiable safety concerns to the existing or future traffic movements.

- The proposed structure will encourage off street car parking and formalise a driveway crossover which will improve street amenity along the subject street frontage.
- The perceived impact of the variation will be softened because of the large road verge and distance from the kerb to the proposed development.

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.

(v) Any matters prescribed by the Regulations

NA

(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 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 proposal will not have any significant adverse impacts in terms 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
Service available – details required with Section 68 application.
An appropriate standard condition is recommended in this regard.

Sewer Connection
The proposed works are to be clear of the existing sewer junction and main traversing the site. The required distance off the junction is to be determined in relation to the depth.

Service available - details required with Section 68 application.
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.

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

Soils
The proposed development will not have any adverse impacts on soils in terms of quality, erosion, stability and/or productivity 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
Proposed development has been redesign and located to an area clear of any concerns with existing native vegetation.

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

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

Energy
No adverse impacts identified.

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 as a self-assessment.

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 19 shall be required.

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

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.

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

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

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
Driveway crossover	A section 138 application will be required before any works within the road reserve. The proposed driveway crossover is 3m wide and will be consistent with Council's requirements. The location of the driveway will have no identifiable adverse impacts to traffic, on-street parking or safety. There are no adverse concerns to support refusal of a driveway crossover to the subject road frontage.
Location of the proposed garage. The proposed variation to the front boundary setback is unnecessary as there are other viable options for locating a garage (or carport) with a complying setback on the property, including at the rear of the property via the existing formal driveway access off McLaren Drive.	The siting and orientation of the existing dwelling define the limited parameters available for the location of a garage to best serve the functional use of the dwelling. The dwelling has been designed with its primary façade and entry facing Mahogany Hill. Similarly, all living rooms are positioned to face the Mahogany Hill streetscape and northern orientation of the site.
Front setback variation and carport forward of the building line.	The design has changed from a garage to a carport in a more appropriate location during assessment of the application. With consideration of Clause 45 of the DCP the design has sought to balance these considerations against several unusual site specific provisions that apply and warrant favourable determination of the application. In addition to the limitations imposed due to the siting and orientation of the existing dwelling the following factors were considered in regard to the proposal. Such as the unusual cul-de-sac shape road reserve, lot layout, no rear yard, As discussed earlier in the report, the proposed street frontage is considered

Submission Issue/Summary	Planning Comment/Response
	the secondary frontage. The DCP requires a 3m setback to the secondary frontage. The proposed has a 1m front setback. However, design elements such as orientation, reduced height, location, no further vegetation removal and proximity to the kerb, have been utilised to soften the impact of the variation to the streetscape. There are also other examples of building elements forward of the front building line or within the articulation zone. The amended design is considered to have minor impact and suitable within the existing streetscape.
It is closer to the roadway than any other building in the subdivision.	Mahogany Hill subdivision has an unusual layout. The road reserve and distance between the kerb and street frontages vary significantly. Within the vicinity of Mahogany Hill, there are other examples of front building lines encroaching the 3m articulation zone, garages and carports forward of the building line. i.e. 22 Mahogany Hill, 20 Mahogany Hill, 7 Mahogany Hill, all have variations that are visible from the subject site.
The two walls of the building are labelled “sheet finish” but the material is not identified. This lack of information is unacceptable. What design materials are being used to soften the intrusiveness of the carport to the street.	The Applicant has confirmed that the side walls of the carport with be a compressed external cladding and not metal sheets. A draft condition has been recommended for confirmation prior to the construction certificate stage.
Obstruction of views	The proposed carport will be lower than the pitch of the adjoining dwellings and the eastern elevation will be a similar height as the 1.8m boundary fence. It is also noted that the location of the carport does not directly adjoin the primary living area or private open space. During the site inspection, no significant view loss could be identified or impact caused by the proposed development to support refusal.
If approved, the carport should be required to be not visible from the road and be	The Applicant is happy to include screen planting or a 1.2m high boundary fence

Submission Issue/Summary	Planning Comment/Response
concealed by a complying fence across the front of the Mahogany Hill side of the property	to screen the carport from the street. They have requested this be conditioned that a 1.2m front fence or dense landscape screening be planted between the northern wall and the street frontage before occupation or release of the occupation certificate. See draft conditions.

(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

The proposed development will comprise a new single dwelling and does not contain any commercial/industrial component. As a result, s7.12 contributions do not apply.

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, amendments have been made to the proposal and conditions have been recommended to manage the impacts attributed to these issues.

The proposed development does not raise any significant general public interest issues beyond matters already addressed in this report. Overall, the proposed development is consistent with the provisions and objectives of the relevant planning

controls and will have an acceptable impact on the surrounding natural and built environment. Approval of the application is considered to be in the public interest as it achieves the LEP objectives for development in the zone. No significant adverse environmental, social or economic impacts on the locality have been identified. Accordingly, the proposal is considered to be in the public interest.

Attachments

1. DA2022 - 965.1 Recommended Conditions
2. DA2022 - 965.1 Plans

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2022/965 **DATE: 3/03/2023**

PRESCRIBED CONDITIONS

The development is to be undertaken in accordance with the prescribed conditions of Part 4 - Division 2 of the *Environmental Planning & Assessment Regulations* 2021.

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
Plan	-	Sam & Rebecca Percival	Unknown

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

(2) (A002) No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:

a) the appointment of a Principal Certifying Authority and

b) the date on which work will commence.

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

(3) (A003) The developer shall obtain the following certificates relevant to the development in accordance with Part 6 of the Environmental Planning and Assessment Act 1979:

- Construction Certificate
- Occupation Certificate

(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;
4. Building waste is to be managed via appropriate receptacles into separate waste streams;

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5. Building work being limited to the following hours, unless otherwise permitted by Council;
   - Monday to Saturday from 7.00am to 6.00pm
   - No work to be carried out on Sunday or public holidays

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

B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

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

- Stormwater drainage termination point

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

Such works include, but not be limited to:

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

(3) (B046) The building shall be designed and constructed so as to comply with the Bushfire Attack Level (BAL) 12.5 requirements of Australian Standard 3959 and the specifications and requirements of Planning for Bush Fire Protection. Details shall be submitted to the Principal Certifying Authority with the application for Construction Certificate demonstrating compliance with this requirement.

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

(4) Prior to release of the Construction Certificate, site plans to be amended to include landscaping of suitable native shrubs between the front boundary and entire length of the northern elevation of the proposed Ancillary Building or a 1.2m high fence timber fence.

(5) Prior to the commencement of work or release of the Construction Certificate (whichever occurs first), the location of the carport and street frontage is to be surveyed and marked out.

C – PRIOR TO ANY WORK COMMENCING ON SITE

Nil

D – DURING CONSTRUCTION

Nil

E – PRIOR TO OCCUPATION OR THE ISSUE OF OCCUPATION CERTIFICATE

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(1) (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.

(2) Prior to occupation, landscaping or a 1.2m high fence must be completed along the entire northern elevation of the proposed ancillary building.

F – OCCUPATION OF THE SITE

(1) (F002) The proposed Ancillary Building is not to be entirely enclosed.

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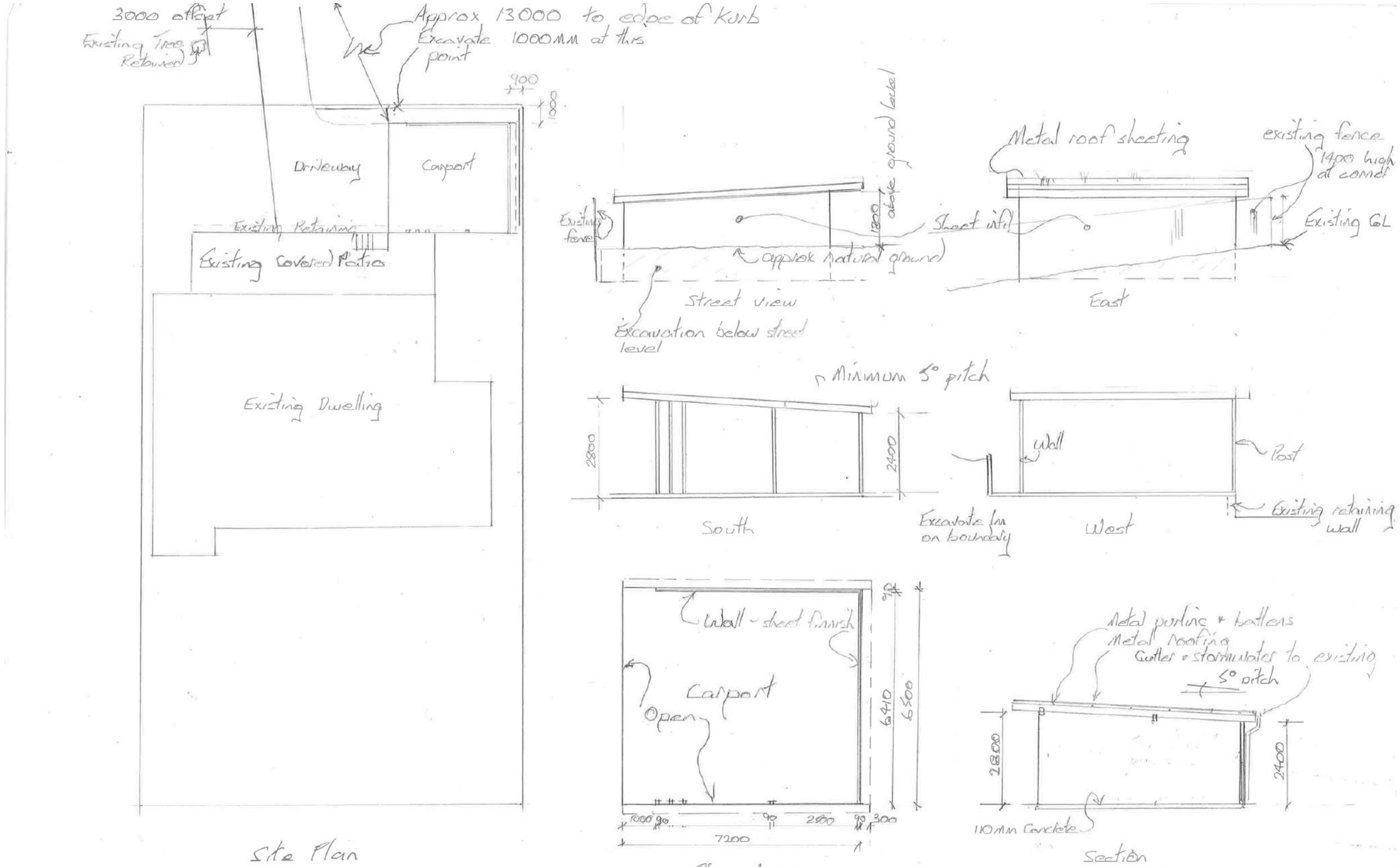

3000 offset
Existing Tree Retained
Approx 13000 to edge of kerb
Excavate 1000mm at this point
900
Driveway
Carport
Existing Retaining
Existing Covered Patio
Existing Dwelling
Site Plan
1:200
Existing fence
1200 above ground level
Sheet infil
approx natural ground
Street view
Excavation below street level
Metal roof sheeting
existing fence
1400 high at corner
Existing GL
East
Minimum 5° pitch
2800
2400
South
Wall
Post
Excavate 1m on boundary
West
Existing retaining wall
Wall - sheet finish
Carport
Open
6410
6500
1000
90
2800
300
7200
Plan View
1:100
Metal purlins + battens
Metal roofing
Gutter + stormwater to existing
5° pitch
2800
2400
110mm Concrete
Section
Sam & Rebecca Percival
13 Mahogany Hill

Item: **06**

Subject: **DA2022 - 287 MULTI-DWELLING HOUSING FOR LOT 2 DP1283843, CNR PLATYPUS PARADE AND TIGER QUOLL DRIVE, LAKE CATHIE**

Report Author: Development Assessment Planner, Steven Ford

Applicant:	**Magbuild Pty Ltd**
Owner:	**Stonehaven Villas Pty Ltd**
Estimated Cost:	**$860,000**
Parcel no:	**71306**

Alignment with Delivery Program

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

RECOMMENDATION

That DA2022 - 287 for Multi-Dwelling Housing at Lot 2, DP 1283843, Cnr Platypus Parade and Tiger Quoll Drive, 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 development at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition of the application, 7 submissions were received.

Amendments have been made to the proposal during assessment as follows:

- Detailed landscaping plans and renders
- Amendments to setbacks and private open space.
- Amendment to extend the garage of Unit 4.

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.

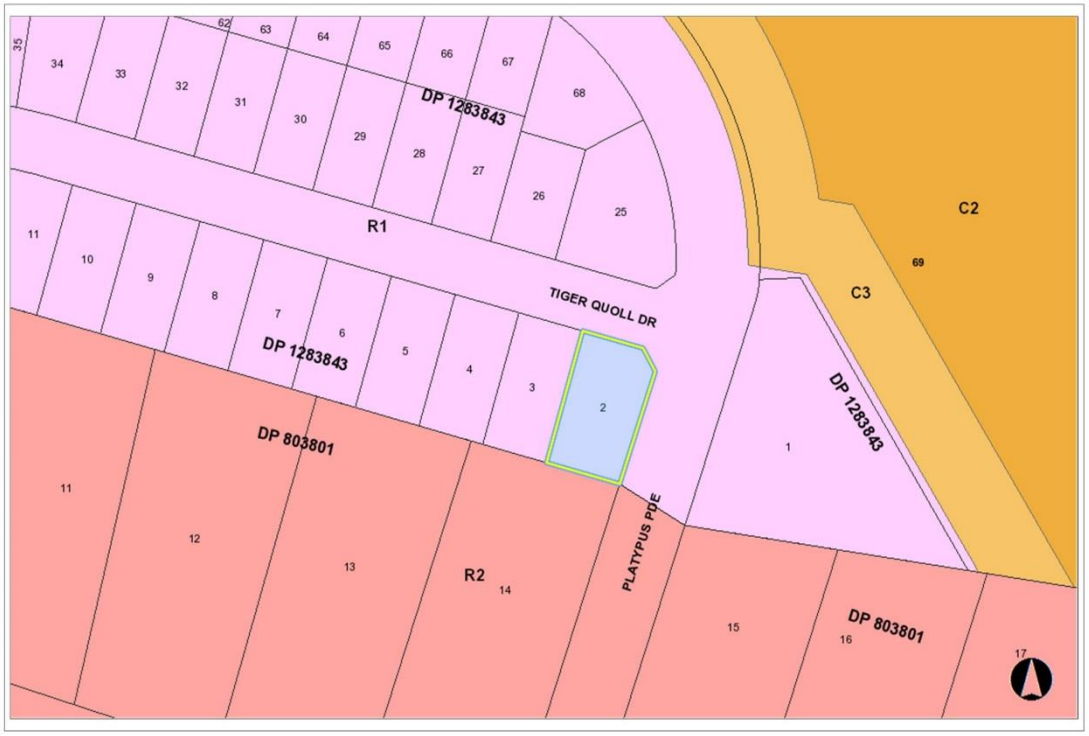
PORT MACQUARIE HASTINGS COUNCIL

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 745m2.

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:

- Multi-Dwelling Housing comprising 4 attached dwellings.
- No subdivision proposed as part of this application.

Refer to plans of the proposed development at the end of this report (Attachment 2).

Application Chronology

- 26/04/2022 - Application Lodged
- 04/05/2022 to 17/05/2022 - Public Exhibition Period - 7 submissions received.
- 15/06/2022 - Additional information requested.
- 28/11/2022 - Additional information, response to submissions and amended plans received.
- 28/02/2023 - Amended Landscaping details 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 (Biodiversity and Conservation) 2021
Chapter 4 Koala Habitat Protection 2021

Clause 4.4 - This SEPP applies to all non-rural zoned land within the Port Macquarie-Hastings Local Government Area.

Clause 4.8 - An approved KPOM applies to the site. Having considered the requirements of the KPOM, the development is consistent with the KPOM for the following reasons:

1. Site is cleared,
2. Capable of compliant fencing,
3. The site not considered to be core koala habitat.

State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 2 Coastal Management

Clause 2.5 - This SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

The site is not within a mapped coastal zone.

Chapter 4 Remediation of Land

Clause 4.6 - Following an inspection of the site and a search of Council records, the subject land is not identified as being potentially contaminated and is suitable for the intended use.

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

A BASIX certificate (number 1283657M) 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 (Transport and Infrastructure) 2021

Clause 2.48 - 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,

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 - The multi dwelling housing is a permissible landuse with consent.

  The objectives of the R1 zone are as follows:

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

- Clause 2.3(2) - The proposal is consistent with the zone objectives as the development will contribute to the variety of housing types and densities to meet the housing needs of the community.
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 5.55m 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 0.5:1 which complies with the maximum 0.65:1 floor space ratio applying to the site.
- Clause 5.10 - 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.

(iv) 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	Retaining walls of up to 700mm in height are proposed.	Yes

	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).		
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	NA - Retaining walls of up to 700mm in height are proposed.	Yes
	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.	Front fencing detail is shown on the plan set. The corner splay is provided for in the design. Setbacks for landscaped areas have been provided for in the fencing design.	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 subdivision and not a separate permissible land use within environment protection zones.	Land is bushfire prone. BAL 12.5 (Units 1 & 2) to BAL 19 (Units 3 & 4) construction standards to apply as per Bushfire Assessment Report. APZs do not encroach on environmental zones.	Yes
Flooding			
19	a) Development must comply with Council's Floodplain	Land is not identified as flood prone.	Yes

	Management Plan and Flood Policies.		

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 visitors space per 4 units. 1.5 spaces per each 3 or 4 bedroom unit + 1 visitors space per 4 units.	Proposed development: 3 x 2 bedroom and 1 x 3 bedroom attached dwellings. Required parking: 4.5 parking spaces rounded up to 5 spaces + 1 visitor space. Proposed parking: 4 x single garages and casual stacked visitor parking within road boundary on each driveway. Total 8 spaces	No - variation discussed below
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.	Stacked visitor/casual parking spaces proposed which has no identifiable adverse impacts for individual driveways. A detailed landscaping plan has also been provided as part of the proposed plans.	Acceptable, see justification below.
	d) Parking design and layout is provided in accordance with AS/NZS 2890.1 -	Capable of complying.	Yes

	Parking facilities - Off-street car parking.		
34	a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.	Proposed driveways are capable of complying. No adverse concerns have been identified.	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.	Proposed driveways are capable of complying. No adverse concerns have been identified.	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 property boundary. The following building elements	The proposed development generally complies with this clause. Unit 4 front deck is proposed a minimum 2.64m at the western	No, but considered acceptable.

	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.	corner and splayed to 3m at the eastern corner from the front boundary. See justification below.	
	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	Primary frontage to Tiger Quoll is setback a minimum 4.136m and splayed to 4.5m along the primary frontage. The variation is considered minor, due to design elements, articulation and small footprint of the area encroaching the front setback requirement. See justification below. Secondary frontage to Platypus Parade is setback a minimum 3m. Complying with this development provision.	No, but considered acceptable
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.	All proposed units have compliant garage setbacks.	Yes
	b) The total width of the garage/carport openings	The garages are single garages and not more	Yes

	should not be more than 6m and not more than 50 per cent of the width of the building.	than 6m in width. Garage openings are not more than 50% of the building.	
	c) Driveway crossovers are no greater than 5.0m in width.	Driveway crossovers are all 3m in width.	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.	The proposal is not a dual occupancy, however both frontages have been utilized for vehicular access.	Yes
Side and Rear Setbacks			
46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	Corner lots do not have rear setback standards.	NA
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	No sheds or pools proposed.	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.	NA	NA
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Western boundary, minimum setback of 901mm. Southern boundary minimum setback of 1.517m.	Yes
	b) First floors and above (including single storey with floor level >1m) should be setback a minimum of 3m from the side boundary, or	NA	NA

	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.		
	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	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.	Private open space areas as follows: Unit 1 = 35m2 Unit 2 = 38m2 Unit 3 = 35m2 Unit 4 = 64.4m2 All POS areas are compliant with the max grade of 5% and all dwellings have an area which complies with the 4m x 4m dimension.	Yes
	b) Private open space may include clothes drying areas and garbage storage.	Noted on 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.	Details provided for the proposed front fence of Unit 4.	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	NA	NA

	− Provide a 3m x 3m splay for corner sites.		
	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,	Proposed 1.8m high front fence proposed. The subject land is a corner allotment. Front fencing for Unit 4 is well articulated for landscaping and is less than 50% of the total street frontage and is acceptable.	
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	The fence is proposed to be a post and rail slat style fence. This is considered acceptable.	Yes
	d) provide a 3m x 3m splay for corner sites, and	Splay has not been impacted.	Yes
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	Proposed fence does not adjoin driveway.	Yes
50	a) For tennis courts or other similar areas, chain wire fences should be black or dark green plastic coated mesh.	NA	NA
	b) Solid fences enclosing these facilities should not be permitted over 1.8m.	NA	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	No direct views with adverse impacts identifiable.	Yes

	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.		
	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.	All patios and decks are appropriately located and screened by boundary fence.	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.	NA	NA
	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	Boundary fencing to provided adequate screening. No additional screening required.	Yes

	− 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.		
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 with the exception of swimming pools.	No ancillary structures proposed.	Yes

The proposal seeks to vary Development Provision relating to clause 44 and encroaching the articulation zone to the street frontage.

The relevant objectives are:

- Front Setbacks should support an attractive streetscape.

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

- The frontage is considered to be well articulated to the street frontage.
- Having regard to the small footprint of the Unit 4 deck and building line that it is providing good solar access, the variation is considered minor.
- Detailed renders of the developments elevations and landscaping detail have been provided. the renders detail a contemporary design that is in keeping of the desired future streetscape.
- The proposal is on a corner lot and the encroachment will be partially screening by a proposed front fence and landscaping.
- The encroachment does not create any identifiable impacts to view lines or safety concerns.

The proposal seeks to vary Development Provision relating to Clause 24 and Clause 28, regarding parking provisions, stacked car parking spaces within boundary and visitor parking.

The relevant objectives are:
Clause 24;

- To ensure adequate provision is made for off-street parking commensurate with volume and turnover of traffic likely to be generated by the development.
- To ensure no adverse impacts on traffic and road function.

Clause 28;

- Parking areas and access-ways are easy and safe to use by vehicles and pedestrians without conflict.

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

- Each unit has a single garage.
- All garages are able to accommodate the required vehicular parking.
- All garage opening meet the minimum 5.5m setback to the boundary and provides adequate stacked parking on each individual driveway.
- The application has provided 4 garage spaces and 4 casual stacked spaces and does not require on-street car parking.
- Stacked car parking spaces are within the front boundary,
- Given the nature of the two and three bedroom units with individual driveways, sufficient parking has been provided in line with the DCP 2013 requirements.
- Driveways have been appropriately located to minimise impact to on street car parking and traffic circulation.
- There are no identifiable concerns regarding safety or conflicts to pedestrians or traffic.

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

Demolition of buildings AS 2601 - Clause 61

NA

(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 any identifiable 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 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.

Parking and Manoeuvring
A total of 4 x single garages and 4 x stacked parking spaces have been provided on-site. Parking and driveway widths on site can comply with relevant Australian Standards (AS 2890) and conditions have been recommended to reflect these requirements.

Water Supply Connection
Council records indicate that there are water mains on both road frontages of the development site. The development lot has an existing 20mm service from the 100mm water main located on Tiger Quoll Drive. Additional metered services shall be required to service each property. Any alterations to Council's water supply infrastructure including relocation of water services and hydrants, shall occur at no cost to Council. Details are to be shown on the engineering plans.

Appropriate conditions are recommended in this regard.

Sewer Connection
Council records indicate that the development site has a sewer main parallel to the Tiger Quoll Drive boundary. There is a junction from this main which all properties shall discharge into.

The proposed units are located in the zone of influence of the sewer mains. Engineering details are required to ensure no loads are transferred to the sewer main.

Details are to be shown on the engineering plans.

Appropriate conditions are recommended in this regard.

Stormwater
The site naturally grades towards the street frontage and is currently serviced via a direct connection to the public piped drainage system.

The legal point of discharge for the proposed development is defined as a direct connection to Council's kerb and gutter with the use of an approved adaptor.

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

Appropriate conditions are recommended in this regard.

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

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

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

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

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

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

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

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

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

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

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 (Unit 1 & 2) and 19 (Unit 3 & 4) shall be required.

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

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

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

7 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
The proposed development contradicts the Section 88b of DP1283843, namely; • A) No more than one main building shall be erected or be permitted to be remain erected on the land hereby burdened, without the consent of the "Developer". • B) No subdivision of a Lot by a plan creating more than one lot may take place without the prior written approval of the "Developer". • F) No building shall be erected or permitted to remain erected on each lot burdened with a floor area of less than 200m2. • K) No side boundary fence shall be erected on the land so as to extend closer to the road frontage than the house building line, and no fence or wall (whether to create a courtyard or otherwise) shall be erected on any Lot burdened, or part thereof, between the front building alignment of the main building to the street frontage without the prior written approval of "the developer". • P) landscaping requirements prior to occupation in front of each dwelling.	This building has a floor area in excess of 370m2 and is therefore compliant with the s88B instrument provisions noted at F). The matters set out in Items 2 and 3 all relate to the section 88B instrument. Council's planning provisions specifically set aside private covenants. It is noted that Council is not party to any of the s88B matters raised in Items 2 and 3, and therefore these private covenant matters are not part of Council's assessment under the provisions 4.15. The relevant provision of the Port Macquarie – Hastings Local Environmental Plan 2011 is set out as follows: *1.9A Suspension of covenants, agreements and instruments* *(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose*.

Submission Issue/Summary	Planning Comment/Response
The proposed development is not the desired character and will set a undesirable precedent for Precinct A Lake Cathie of the DCP 2013.	R1 zone objectives are to provide for the housing needs of the community and for a variety of housing types and densities. Rainbow Beach locality aims to accommodate population growth, achieve residential densities to support growth and infrastructure, and facilitate a mix of housing types. The proposed development is on a corner lot, of which higher densities are generally encouraged. The urban structure and lot layout development provisions set out in the DCP refer to dwelling yields that achieve a minimum site density of 15 dwellings per hectare in the general residential zone.
There is insufficient off street car parking. Noting; − No visitor car parking has been provided. − Insufficient circulation area to park vehicles in any garage if resident using the laundry or toilet.	As discussed earlier in this report, the proposed development provides 4 single garages and opportunity for stacked parking on each driveway. Opposite the development is a single dwelling and reserve, the proposed development does not have any accumulative impacts regarding on-street parking. The proposal satisfies the objectives of Council's requirements regarding onsite parking, including provision for visitor parking. Based on merit of this application, there are no car parking impacts that would support refusal of the development.
Car parking area within garages area only 5.5m long including the circulation space of the laundry and toilet. This is insufficient room to park and use the laundry causing residence to park outside and utilise the garage as a multi-purpose room. Please comment on minimum car parking dimensions required.	Architectural design has been amended to extend the garage of Unit 4 to provide additional area. The Applicant states that each garage are able to accommodate the required vehicular parking.
Additional driveway crossovers will impact on safety, street car parking and impact street circulation and desired amenity.	On street car parking is not included in the assessment of parking requirements for the proposal. The provision of garage parking spaces,

Submission Issue/Summary	Planning Comment/Response
	as well as visitor parking in front of garages via compliance with the minimum 5.5m setback of each garage, provides for onsite parking without any reliance for on-street parking.
Inadequate private open space provided. the proposed development does not achieve minimum dimensions of 4x4m, please address Clause 48 of the PMHC DCP 2013.	Unit 1 has been amended to comply with the 4m x 4m dimensions, which were previously 139mm short of the 4m DCP requirement to one setback, however achieved a 6.76m setback to the garage. Amended plan set shows minimum 4m x 4m achieved. The amended plan set confirms the provision of private open space. As discussed earlier, the proposal complies with this development provision.
Unit 4 front deck is non-compliant with clause 44 of the DCP 2013. The proposed deck is elevated and will be visually dominate to the public amenity. Please address the clause and amend the plans to comply with the development provisions.	All four residential units step down the block due to the existing topography of the land as well as the intentional levels designed for visual separation between all four units. The deck for Unit 4 is not visually dominant as it sits lower than any roof line of the four units and will partly be screened by the proposed 1800mm high fence and the landscaping. A landscaping hedge around the two front boundary fences of Unit 4 is as shown on the amended plan set, and visually demonstrated on the renders. These elements will help soften the perceived impact of the deck. The front setbacks to Units 1, 2 & 3 are all measured at a minimum of 3000mm with the Unit 1 garage at 6760mm & Units 2 & 3 garage at 5500mm. Three of the units are small 2 x bedroom units only which can still comfortably provide 2 x carparks (1 x in garage and 1 x in driveway). The fencing and landscaping plan demonstrate how the development has been softened to ensure no street perceptive structural dominance. Based on the merit and location of the deck, refusal based on the minor

Submission Issue/Summary	Planning Comment/Response
	variation would not support refusal of the application.

(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. Appropriate consent conditions recommended.

- 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. Appropriate consent conditions recommended.

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 proposed development does not raise any significant general public interest issues beyond matters already addressed in this report. Overall, the proposed development is consistent with the provisions and objectives of the relevant planning controls and will have an acceptable impact on the surrounding natural and built environment. Approval of the application is considered to be in the public interest as

it achieves the LEP objectives for development in the zone. No significant adverse environmental, social or economic impacts on the locality have been identified. Accordingly, the proposal is considered to be in the public interest.

Attachments

1. DA2022 - 287.1 Recommended Conditions
2. DA2022 - 287.1 Plans

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2022/287 **DATE: 7/03/2023**

PRESCRIBED CONDITIONS

The development is to be undertaken in accordance with the prescribed conditions of Part 4 - Division 2 of the *Environmental Planning & Assessment Regulations* 2021.

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	D5022	Collins W Collins	13.12.22
Landscaping Plan	27323-L001	Hopkins	28.02.23
BASIX	1283657M	Collins W Collins	07.03.22

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) (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) (A057) The applicant is to ensure the proposed development will drain to the existing point of connection to Council's sewerage system.

(7) (A012) This consent does not provide for staging of the development. Any staging will require a separate consent or an amendment to 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) (B006) An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.

- Such works include, but not be limited to:
- Civil works
- Traffic management
- Work zone areas
- Hoardings
- Concrete foot paving
- Footway and gutter crossing
- Functional vehicular access

(3) (B003) Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate detailed design plans for the following works associated with the developments. Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS:

1. 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.

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3. Stormwater systems.

(4) (B010) Payment to Council, prior to the issue of the 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 the provisions of the following plans:

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

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

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

(5) (B011) 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 Certificate, 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.

(6) (B014) Provision to each lot of a separate metered water connection to Council's main. All work will need to comply with the requirements of Council's adopted AUSPEC Design and Construction Guidelines and Policies.

(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

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be prepared and paid for prior to the issue of a Construction Certificate. This application is also to include an application for the disconnection of any existing service not required.

(8) (B037) The finished floor level of the building shall be at least 1050mm above the soffit of Council's sewer main. Details indicating compliance with this are to be submitted to the Principal Certifying Authority with the application for Construction Certificate.

(9) (B038) Footings and/or concrete slabs of buildings adjacent to sewer lines or stormwater easements are to be designed so that no loads are imposed on the infrastructure. Detailed drawings and specifications prepared by a practising chartered professional civil and/or structural engineer are to be submitted to the Principal Certifying Authority with the application for the Construction Certificate.

(10) (B071) Prior to the issue of any Construction Certificate, the provision of water and sewer services to the land are to be approved by the relevant Water Authority and relevant payments received.

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

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

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

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. Summary calculations demonstrating compliance with the above requirements for the median storm in the critical duration for the design AEP shall be submitted (20%, 5% & 1% AEP at minimum) Alternative is to submit an electronic model in DRAINS format for electronic review. Note that pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.

d) 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.

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

(12) (B046) The building shall be designed and constructed so as to comply with the Bushfire Attack Level (BAL) 12.5 (Units 1 & 2) and BAL 19 (Units 3 & 4) requirements of Australian Standard 3959 and the specifications and requirements of Planning for Bush Fire Protection. Details shall be submitted to the Principal Certifying Authority with the application for Construction Certificate demonstrating compliance with this requirement.

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

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.

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(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.

(3) (C017) A CCTV inspection to assess the condition of Council's sewer mains shall be undertaken prior to construction work commencing and at the completion of all construction work in accordance with the Conduit Inspection Reporting Code of Australia WSA 05, at no cost to Council. Any damage to Council's sewer mains as a result of the construction work shall be rectified using a method approved by Council, at no cost to Council.

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) (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.

E – PRIOR TO OCCUPATION OR THE ISSUE OF OCCUPATION CERTIFICATE

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

(2) (E051) Prior to occupation or the issuing of any Occupation Certificate a section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council.

(3) (E034) Prior to occupation or the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.

(4) (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
- As part of a Subdivision Works Certificate with dedication of the easement as part of any Subdivision Certificate associated with interallotment drainage.

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(5) (E057) 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 strata certificate

(6) (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.

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

F – OCCUPATION OF THE SITE

Nil

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CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

MULTI-UNIT DEVELOPMENT (STRATA)

CLIENT: BDM CONSTRUCTIONS
STATUS: CONSTRUCTION
LOT No: 33 **DP No:** 803801
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CWC JOB #: D5022

CONTENTS

SHEET #	SHEET NAME	REVISION
1	LEGENDS	L
2	SITE PLAN	L
3	S68 & S138 PLAN	L
4	U1 FLOOR PLAN	L
5	U2 FLOOR PLAN	L
6	U3 FLOOR PLAN	L
7	U4 FLOOR PLAN	L
8	ELEVATIONS	L
9	ELEVATIONS & SECTION	L
10	GLAZING	L
11	ROOF PLAN	L
12	SUB DIVISION PLAN	L
13	INDICATIVE LANDSCAPE PLAN	L
14	FENCE MATERIAL PLAN	L
15	SHADOWS	L
16	BUILDING SPECIFICATIONS	L
17	WORK SAFETY NOTES	L

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GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANUARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

- LOT BOUNDARY
- SEWER LINE
- STORMWATER LINE
- WATER CONNECTION LINE
- DOWNPIPE TO WATER TANK
- DOWNPIPE FROM TANK TO APPLIANCE
- SILTATION CONTROL FENCING
- SITE HOARDING FENCING
- BATTER EXTREMITIES LINE
- EASEMENT BOUNDARY
- OVERHEAD POWER LINES
- FALL OF BATTER SLOPE
- DRIVEWAY SURFACE
- GARDEN TAP
- WATER METER / ALTERNATE WATER METER
- SANDBAG
- TEMPORARY HOARDING GATES
- STREET TREE / SITE TREE
- LIGHT POLE
- POWER POLE
- ELECTRICAL CUBICLE / PIT
- NBN PIT
- TELECOMMUNICATIONS PIT
- TO BE DEMOLISHED / REMOVED
- DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

- OVERHEAD ITEM
- DEMOLITION LINE
- UPPER FLOOR OUTLINE
- ROOF OUTLINE OVER
- RAKED CEILING LINE
- BEAM LINE
- SQUARE SET OPENING
- TERMITE PROTECTION: *TO A S3660.1*
- NATURAL GROUND LINE (EXCAVATED)
- COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
- MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
- ENGAGED PIERS: *TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010*
- INSULATION BATTING
- TO BE DEMOLISHED / REMOVED
- EARTH / SOIL
- FILL (TO ENGINEERS DETAIL)
- WET AREA TILED FLOOR SURFACE
- COMMON / OUTDOOR TILED FLOOR SURFACE
- BROOM FINISH CONCRETE FLOOR SURFACE
- MASONRY WALL
- CONCRETE
- TIMBER/METAL STUD FRAMED WALL
- CONCRETE BLOCK WALL
- MASONRY VENEER WALL
- METAL SHEET ROOFING
- KLIP LOK (OR SIMILAR) METAL SHEET ROOFING
- TILED ROOF
- WAFFLE POD (TO ENGINEERS DETAIL)
- TACTILE GROUND SURFACE INDICATORS: *TO AS 1428.4.1.2009*
- STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
- RAMP INCLUDING DIRECTION OF TRAVEL (UP)
- GTAP — GARDEN TAP
- DP — RAINWATER DOWN PIPE: *TO AS 3500*
- SMOKE ALARMS: *TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTER CONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE AND MANUFACTURERS SPECIFICATIONS*
- MECHANICAL VENTILATION: *MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4*
- SLIDING DOOR UNIT OPENING DIRECTION
- SLIDING WINDOW OPENING DIRECTION
- AWNING/CASEMENT WINDOW OPENING DIRECTION
- HINGED DOOR OPENING DIRECTION
- GAS BOTTLES
- ELECTRICAL METER BOX
- GAS INSTANTANEOUS HOT WATER SERVICE
- HOT WATER TANK
- SOLAR HOT WATER SERVICE
- COOKTOP
- SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

- NORTH
- WINDOW TAG (DA/CC)
- DOOR TAG (DA/CC)
- TYPICAL SECTION MARKER
- TYPICAL ELEVATION MARKER
- TYPICAL CALL OUT MARKER
- VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

- TO BE DEMOLISHED OR REMOVED
- EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
- PROPOSED NEW ITEM / ELEMENT
- TO BE DEMOLISHED OR REMOVED
- EXISTING AREA / FACADE / ROOM

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

- LOWEST FLOOR (GROUND TYPICAL)
- MIDDLE FLOOR
- UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRENCE INDEX	**F**	FIXED GLASS / PANEL	**PB**	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	**FG**	FIXED GLASS WINDOW	**RET. WALL**	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	**GLT**	GLUE LAMINATED TIMBER	**RC**	REINFORCED CONCRETE
COL.	COLUMN	**GTAP**	GARDEN TAP	**PV**	PHOTO VOLTAIC
COW	COST OF WORKS	**GPO**	GENERAL POWER OUTLET	**RL**	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	**GRG**	GARAGE	**SB**	SUB ELECTRICAL METER BOX
DEG.	DEGREES	**HWS**	HOT WATER SERVICE	**SL**	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	**LEP**	LOCAL ENVIRONMENT PLAN	**SW**	STORM WATER
DH	DOUBLE HUNG WINDOW	**LOH**	LIFT OFF HINGE	**TRH**	TOILET ROLL HOLDER
DP	RAINWATER DOWN PIPE	**LVL**	LAMINATED VENEER LUMBER	**T.O.K**	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	**MECH.**	MECHANICAL	**T.O.W**	TOP OF WALL
HWS	HOT WATER SERVICE	**MB**	ELECTRICAL METER BOX	**WC**	WATER CLOSET
FC	FIBRE CEMENT	**MR**	MOISTURE RESISTANT	**1650B**	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	**MH**	MAN HOLE	**900V**	VANITY SIZING
		NGL	NATURAL GROUND LINE	**820**	INTERIOR DOOR SIZING

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DO NOT SCALE from this drawing. *CONTRACTOR* is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
SHEET: 1 OF 17
LOT No: 33 DP No: 803801
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

LEGENDS

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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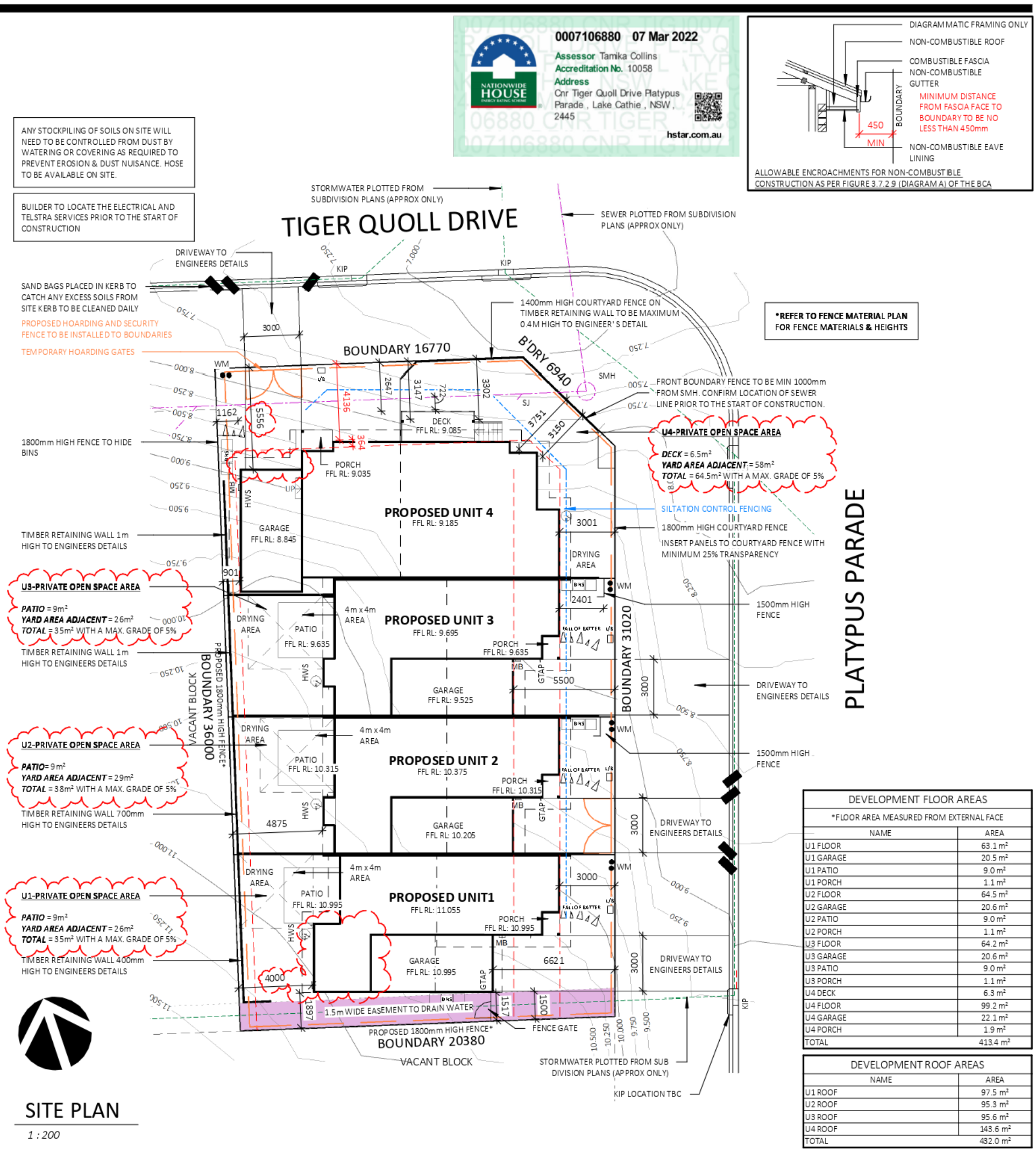

DEVELOPMENT FLOOR AREAS	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
NAME	AREA
U1 FLOOR	63.1 m²
U1 GARAGE	20.5 m²
U1 PATIO	9.0 m²
U1 PORCH	1.1 m²
U2 FLOOR	64.5 m²
U2 GARAGE	20.6 m²
U2 PATIO	9.0 m²
U2 PORCH	1.1 m²
U3 FLOOR	64.2 m²
U3 GARAGE	20.6 m²
U3 PATIO	9.0 m²
U3 PORCH	1.1 m²
U4 DECK	6.3 m²
U4 FLOOR	99.2 m²
U4 GARAGE	22.1 m²
U4 PORCH	1.9 m²
TOTAL	413.4 m²

DEVELOPMENT ROOF AREAS	
NAME	AREA
U1 ROOF	97.5 m²
U2 ROOF	95.3 m²
U3 ROOF	95.6 m²
U4 ROOF	143.6 m²
TOTAL	432.0 m²

SITE INFORMATION & LEGEND

SITE AREA:	= 746m²
HABITABLE AREA (including garages)	= 372.1m²
FSR (as per LEP)	= 49.8%
BUSHFIRE AFFECTED	= (TBA)
APPROX 486m² HARDSTAND AREA	

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

SEWER LINE

GTAP — GARDEN TAP LOCATION

DP° — DOWN PIPE LOCATION

SITE HOARDING FENCING

FALL OF BATTER

ALL LEVELS WERE COMPLETED BY LAND DYNAMICS AUSTRALIA AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

LDA JOB No: 5423 - Drawing No.: 0002 Rev A

BUSHFIRE NOTES:
REFER TO BUSHFIRE REPORT SUBMITTED AS PART OF APPLICATION

ENERGY SPECIFICATIONS:
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GENERAL PLAN SET NOTES:
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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
LOT No: 33 DP No: 803801
SHEET: 2 OF 17
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

SITE PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES			
Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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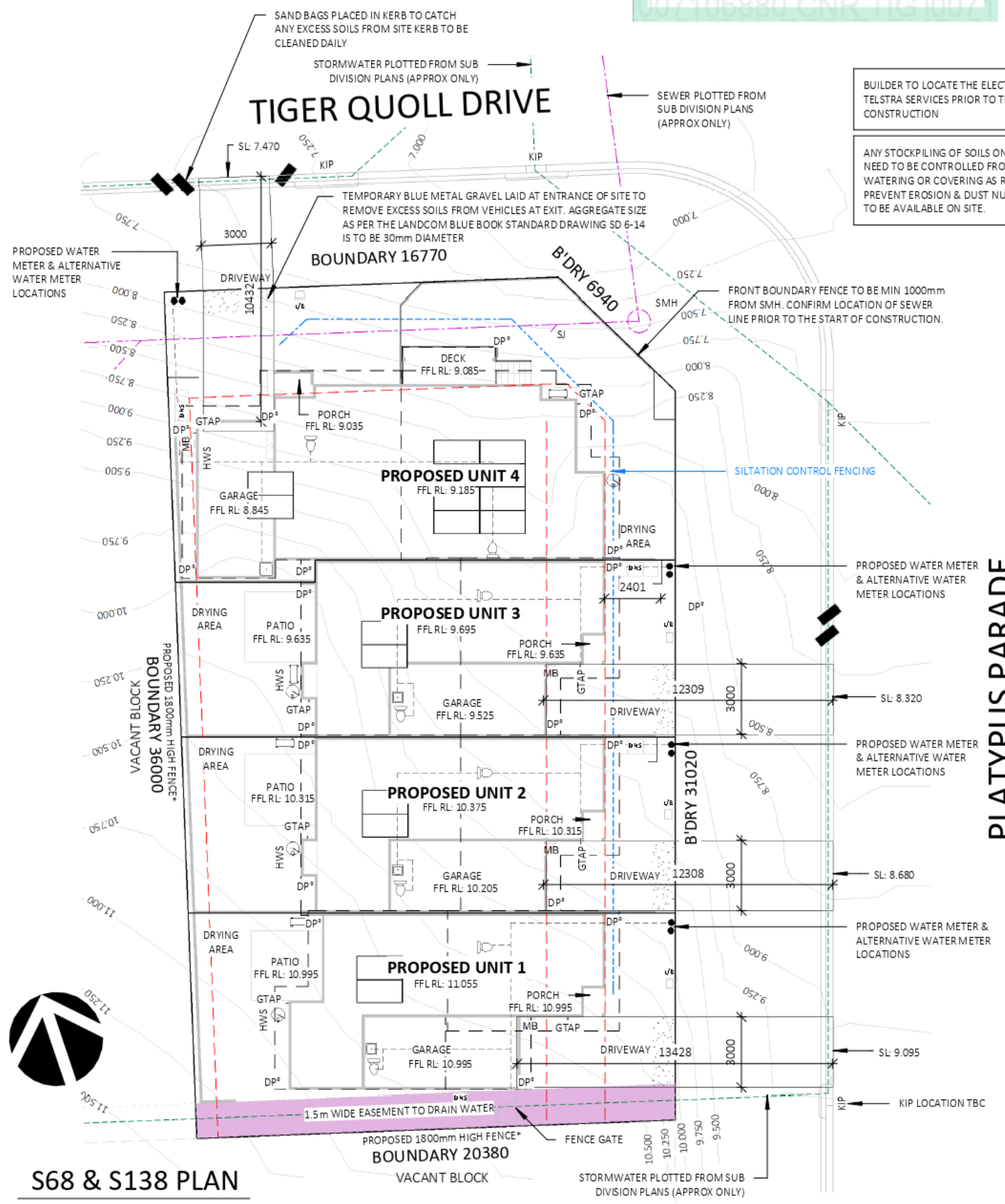
DEVELOPMENT ROOF AREAS	
NAME	AREA
U1 ROOF	97.5 m²
U2 ROOF	95.3 m²
U3 ROOF	95.6 m²
U4 ROOF	143.6 m²
TOTAL	432.0 m²

0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au

DRIVEWAY DETAIL
TO BE IN ACCORDANCE WITH ASD201 & ASD208

UNIT	KERB & GUTTER INVERT LEVEL	GARAGE FL	DISTANCE KERB TO GARAGE
1	9.095m	10.995m	13.428m
2	8.680m	10.205m	12.308m
3	8.320m	9.525m	12.309m
4	7.470m	8.845m	10.432m



BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

S68 & S138 PLAN

1 : 200

Summary of NatHERS Commitments (refer to Certificate for exact details)	
Thermal Comfort Commitments	
External Wall	Framed: Foil & R1.5 CSR Parti-wall: R2.0 to both sides
Internal Wall	Cavity Panel with Plasterboard Lining: R2.0 to U1 only – Garage adj Hall/Kitchen/Bed 2 and Bathroom adj Kitchen/Bed 1
Floors	Concrete, On Ground, No Insulation Finish: Tiles & Carpet as per plans
Ceiling	Plasterboard, R3.5 (incl garage) *Approved non-ventilated cover or shield is to be installed to all recessed lighting and exhaust fans OR fittings to be IC rated to allow insulation to be closely installed to the top and sides of the light fitting and exhaust fans.*
Roof	Metal, R1.3 (reflective side down, anti-glare up), 10⁰ Colour: Medium (SA 0.475 – 0.70)
Eaves	600mm width + fascia/gutter, Varying widths and offsets as shown plans
Glazing	**Type:** Single clear with aluminium frames to windows (U 6.7 | SHGC 0.70) *Weather stripping throughout, Windows as specified or equivalent to be installed on site*

Summary of BASIX Commitments (refer to Certificate for exact details)			
Water Commitments			
Showerheads:	4* (>6 but <=7.5 L/min)	Toilets:	3 Star
Basin Taps:	3 Star	Kitchen Taps:	3 Star
Reticulated Alternative Water connection: All toilets in the development Cold water supply to the washing machine At least 1 external tap			
Individual Water Tank:	N/A	Individual Roof Collection:	N/A
Energy Commitments			
HWS:	Solar (electric boosted) STCs 36 - 40		
Cooling:	Ceiling Fan in at least 1 bedroom and 1 living room | 1-phase air-conditioning in at least 1 living room (3.0 Star New Rating)		
Heating:	No active heating system in the bedrooms 1-phase air-conditioning in at least 1 living room (3.0 Star New Rating)		
Ventilation:	Kitchen & Bathroom: ducted, manual control Laundry: no mechanical ventilation		
Appliances:	Electric Cooktop & Electric Oven to be installed in each dwelling		
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 for each dwelling		
Alternative Energy:	U4 only: photovoltaic system with the capacity to generate at least 1.7 peak kW is to be installed and connected to the development's electrical system		

S68 & S138 SITE INFORMATION & LEGEND

STORMWATER/RAINWATER OVERFLOW TO STORMWATER JUNCTION AT FRONT OF SITE, CONNECT TO COUNCIL SERVICES
(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

ALTERNATE WATER NOTES: LOT HAS ACCESS TO ALTERNATE RETICULATED WATER. "LAKE CATHIE" PROPOSED

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

WATER FLOW FROM TANK TO APPLIANCES (TO BE USED AS A GUIDE ONLY)

LAWN & GARDEN AREA TO BE 250 m²
(AS PER BASIX CERTIFICATE TO BE USED AS A GUIDE ONLY)

SEWER LINE

GTAP — GARDEN TAP LOCATION

DP° — DOWN PIPE LOCATION

ALL LEVELS WERE COMPLETED BY LAND DYNAMICS AUSTRALIA AND ARE TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.
REF: 5423

BUSHFIRE NOTES:
REFER TO BUSHFIRE REPORT SUBMITTED AS PART OF APPLICATION

ENERGY SPECIFICATIONS:
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PROJECT:	MULTI-UNIT DEVELOPMENT (STRATA)
STATUS:	CONSTRUCTION
LOT No: 33 DP No: 803801	SHEET: 3 OF 17
STREET:	PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT:	BDM CONSTRUCTIONS

S68 & S138 PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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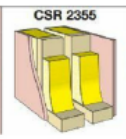
SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS

COMMON WALL DETAILS:
- COMMON WALL DETAIL TO COMPLY WITH PART 3.7.1 OF THE BCA FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL IN ACCORDANCE WITH PART 3.8.6 OF BCA VOL 2.

– /60/60
60/60/60
(from both sides)
FAR 2303

CSR 2355



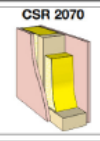
BOTH SIDES
- 1 x 16mm Gyprock Fyrchek Plasterboard.

~~(a) Nil~~	~~43/37~~	~~44/38~~	~~46/40~~	~~47/41~~
(b) 2 x 75 Gold Batts 1.5	58/**50**	59/**51**	61/**53**	61/**53**
(c) 2 x 70 Soundscreen 2.0	60/**51**	61/**52**	63/**54**	63/**54**
~~(d) 2 x MSB3 Polyester~~	~~52/48~~	~~54/47~~	~~55/48~~	~~56/49~~
Minimum Wall Thickness mm	192	232	292	332

U3/U4 SINGLE FRAME FIRE RATED WALL or SIMILAR

– /60/60
60/60/60
FAR 2303

CSR 2070



BOTH SIDES
- 1 x 16mm Gyprock Fyrchek Plasterboard.

(a) Nil	33/26	36/29	38/32	38/32
(b) 75 Gold Batts 1.5	38/29	41/32	43/35	43/35
(c) 70 Soundscreen 2.0	39/30	42/33	44/36	43/35
(d) MSB3 Polyester	36/28	39/31	41/34	40/33
Wall Thickness mm	102	122	152	172

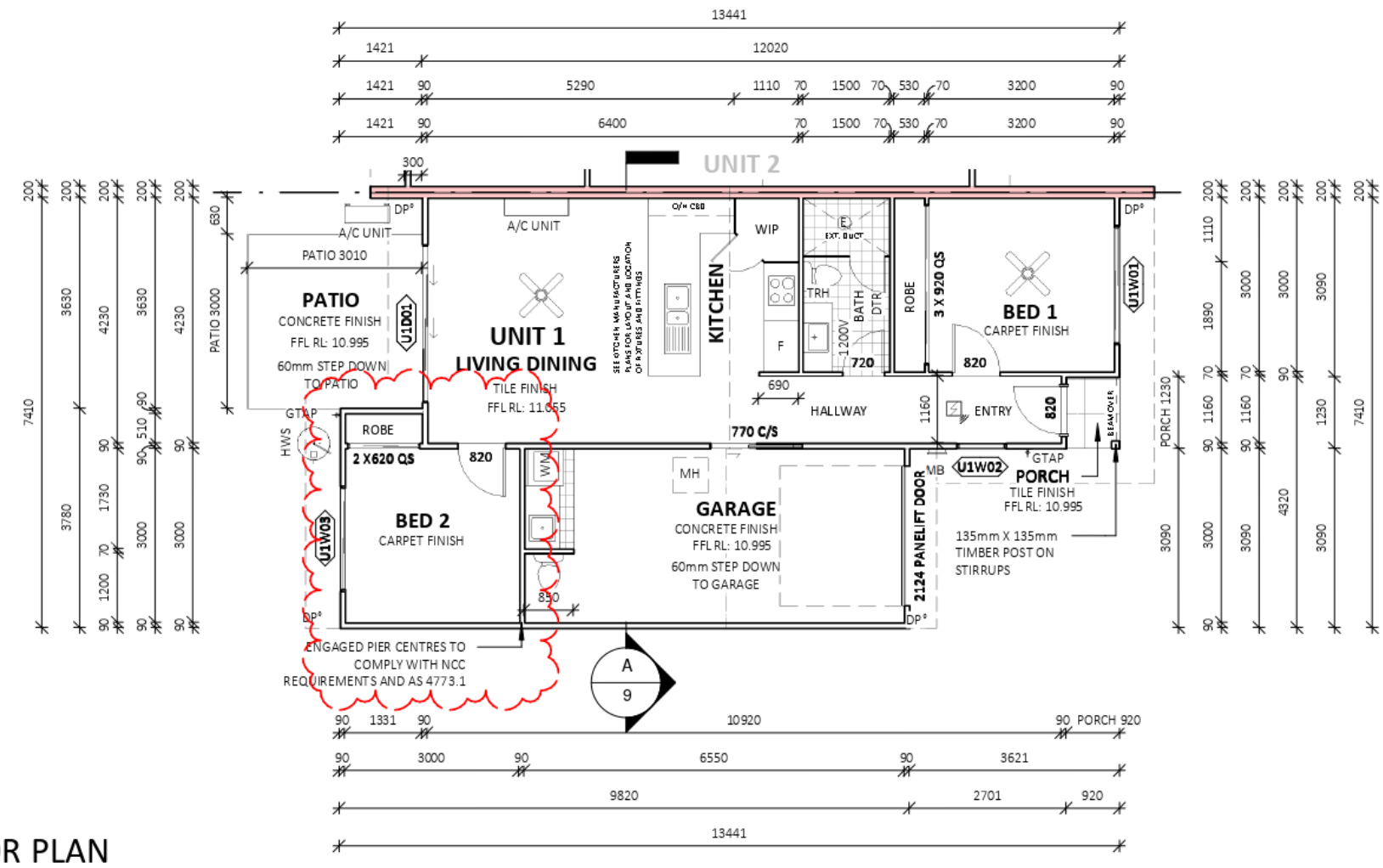
CONSTRUCTION NOTES:

STAIRS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH SECTION 3.9.1.2, 3.9.1.3 & SECTION 3.9.1.5 & 3.9.1.4 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.
HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH 3.9.2.3 & 3.9.2.4 OF THE BCA

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.6.

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7. BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 BCA PART 3.9.2.6 (c) & 3.9.2.7 (b)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



U1 FLOOR PLAN

1 : 100

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. DUCT	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

0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au

UNIT 1 AREAS

*FLOOR AREA MEASURED FROM EXTERNAL FACE

NAME	AREA
U1 FLOOR	63.1 m²
U1 GARAGE	20.5 m²
U1 PATIO	9.0 m²
U1 PORCH	1.1 m²
TOTAL	93.7 m²

UNIT 1 ROOF AREA

NAME	AREA
U1 ROOF	97.5 m²

BUSHFIRE NOTES:
REFER TO BUSHFIRE REPORT SUBMITTED AS PART OF APPLICATION

ENERGY SPECIFICATIONS:
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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
LOT No: 33 DP No: 803801
SHEET: 4 OF 17
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

U1 FLOOR PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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- SOUND INSULATION TO SEPARATING WALL IN ACCORDANCE WITH PART 3.8.6 OF BCA VOL 2.

– /60/60
60/60/60
(from both sides)
FAR 2303

CSR 2355

BOTH SIDES
- 1 x 16mm Gyprock Fyrchek Plasterboard.

~~(a) Nil~~	~~43/37~~	~~44/38~~	~~46/40~~	~~47/41~~
(b) 2 x 75 Gold Batts 1.5	58/**50**	59/**51**	61/**53**	61/**53**
(c) 2 x 70 Soundscreen 2.0	60/**51**	61/**52**	63/**54**	63/**54**
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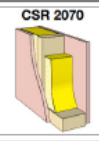
– /60/60
60/60/60
FAR 2303

CSR 2070



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(a) Nil	33/26	36/29	38/32	38/32
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U2 FLOOR PLAN
1 : 100

UNIT 2 AREAS	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
NAME	AREA
U2 FLOOR	64.5 m²
U2 GARAGE	20.6 m²
U2 PATIO	9.0 m²
U2 PORCH	1.1 m²
TOTAL	95.2 m²

UNIT 2 ROOF AREA	
NAME	AREA
U2 ROOF	95.3 m²

LEGEND

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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

NATIONWIDE HOUSE ENERGY RATING SCHEME
0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
LOT No: 33 **DP No:** 803801
SHEET: 5 OF 17
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

U2 FLOOR PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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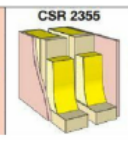
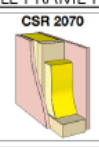
- COMMON WALL DETAIL TO COMPLY WITH PART 3.7.1 OF THE BCA FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL IN ACCORDANCE WITH PART 3.8.6 OF BCA VOL 2.

– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2355 	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	~~(a) Nil~~	~~43/37~~	~~44/38~~	~~46/40~~	~~47/41~~
			(b) 2 x 75 Gold Batts 1.5	58/**50**	59/**51**	61/**53**	61/**53**
			(c) 2 x 70 Soundscreen 2.0	60/**51**	61/**52**	63/**54**	63/**54**
			~~(d) 2 x MSB3 Polyester~~	~~53/48~~	~~54/47~~	~~55/48~~	~~56/49~~
			Minimum Wall Thickness mm	192	232	292	332

U3/U4 SINGLE FRAME FIRE RATED WALL or SIMILAR

– /60/60 60/60/60 FAR 2303	CSR 2070 	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	33/26	36/29	38/32	38/32
			(b) 75 Gold Batts 1.5	38/29	41/32	43/35	43/35
			(c) 70 Soundscreen 2.0	39/30	42/33	44/36	43/35
			(d) MSB3 Polyester	36/28	39/31	41/34	40/33
			Wall Thickness mm	102	122	152	172

CONSTRUCTION NOTES:

STAIRS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH SECTION 3.9.1.2, 3.9.1.3 & SECTION 3.9.1.5 & 3.9.1.4 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.
HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH 3.9.2.3 & 3.9.2.4 OF THE BCA

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.6.

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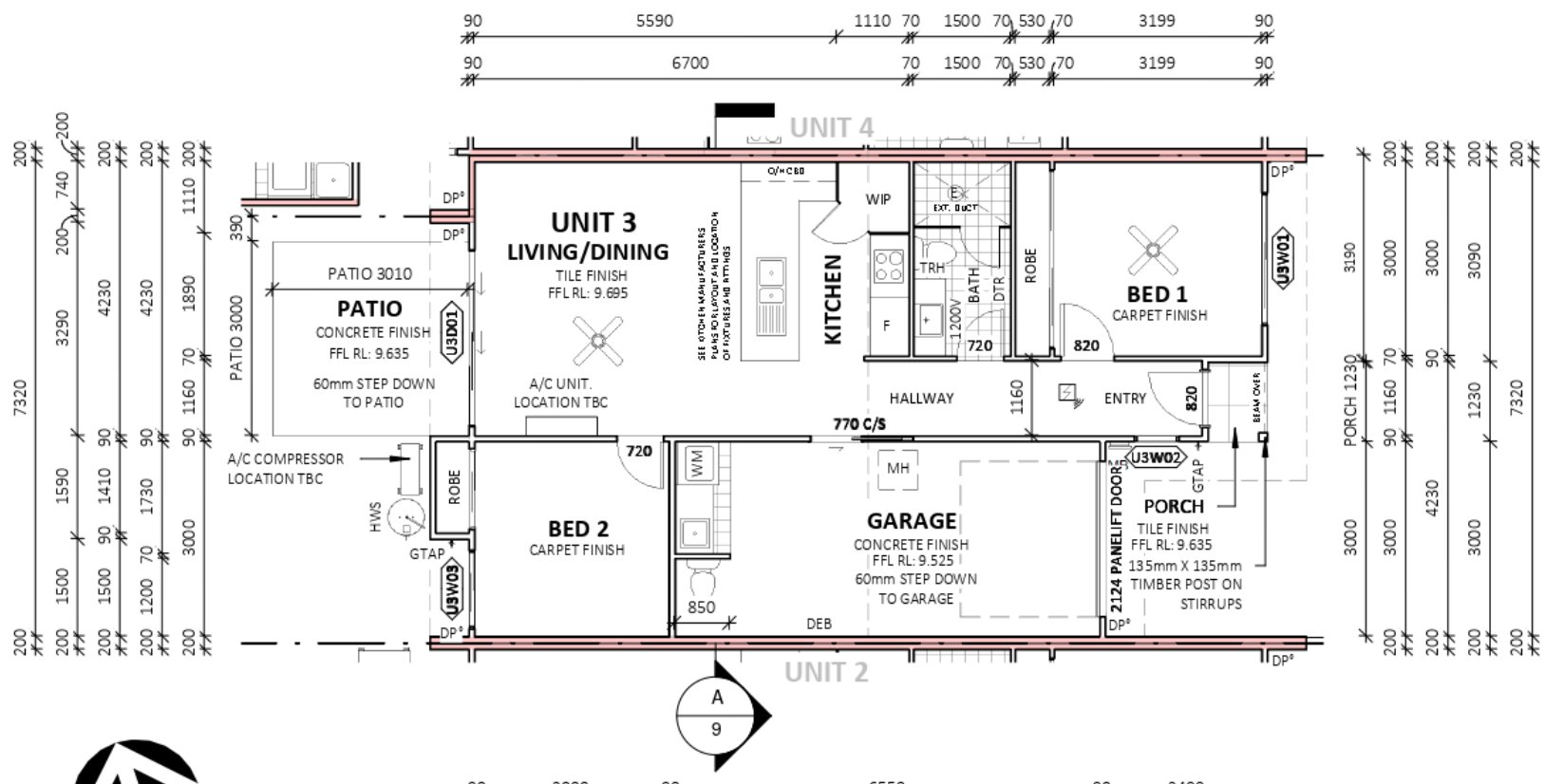
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010



U3 FLOOR PLAN
1 : 100

0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au

UNIT 3 AREAS	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
NAME	AREA
U3 FLOOR	64.2 m²
U3 GARAGE	20.6 m²
U3 PATIO	9.0 m²
U3 PORCH	1.1 m²
TOTAL	94.9 m²

UNIT 3 ROOF AREA	
NAME	AREA
U3 ROOF	95.6 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. DUCT	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

BUSHFIRE NOTES:
REFER TO BUSHFIRE REPORT SUBMITTED AS PART OF APPLICATION

ENERGY SPECIFICATIONS:
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GENERAL PLAN SET NOTES:
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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
LOT No: 33 DP No: 803801
SHEET: 6 OF 17
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

U3 FLOOR PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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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

COMMON WALL DETAILS:
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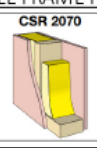
- SOUND INSULATION TO SEPARATING WALL IN ACCORDANCE WITH PART 3.8.6 OF BCA VOL 2.

	CSR 2355					
– /60/60 60/60/60 (from both sides) FAR 2303		BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	~~(a) Nil~~	~~49/37~~	~~44/38~~	~~46/40~~	~~47/41~~
			(b) 2 x 75 Gold Batts 1.5	58/**50**	59/**51**	61/**53**	61/**53**
			(c) 2 x 70 Soundscreen 2.0	60/**51**	61/**52**	63/**54**	63/**54**
			~~(d) 2 x MSB3 Polyester~~	~~53/46~~	~~54/47~~	~~56/48~~	~~56/49~~
			Minimum Wall Thickness mm	192	232	292	332

U3/U4 SINGLE FRAME FIRE RATED WALL or SIMILAR

	CSR 2070					
– /60/60 60/60/60 FAR 2303		BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	33/26	36/29	38/32	38/32
			(b) 75 Gold Batts 1.5	38/29	41/32	43/35	43/35
			(c) 70 Soundscreen 2.0	39/30	42/33	44/36	43/35
			(d) MSB3 Polyester	36/28	39/31	41/34	40/33
			Wall Thickness mm	102	122	152	172

CONSTRUCTION NOTES:

STAIRS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH SECTION 3.9.1.2, 3.9.1.3 & SECTION 3.9.1.5 & 3.9.1.4 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.
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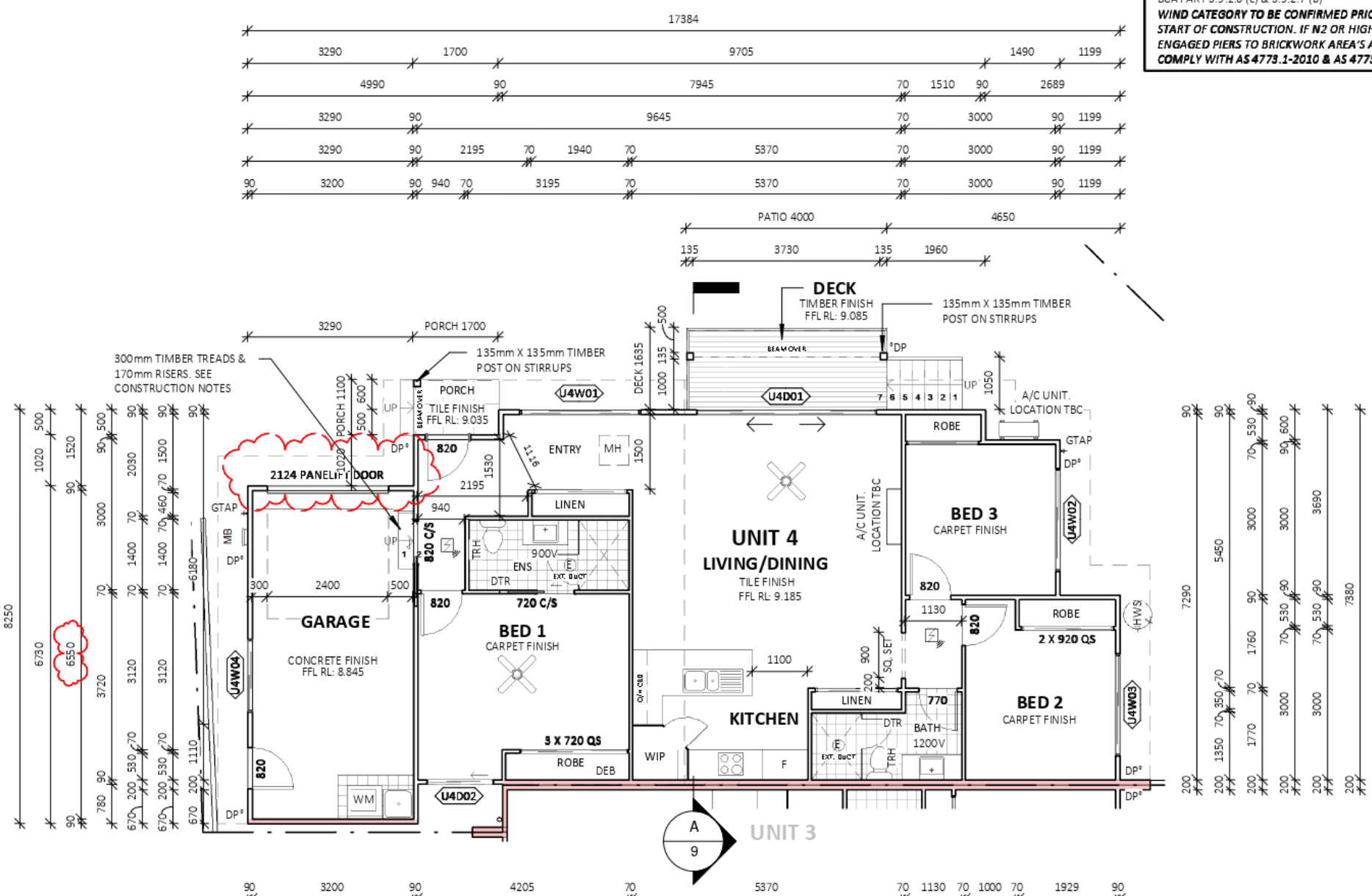

U4 FLOOR PLAN

1 : 100

UNIT 4 AREAS	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
NAME	AREA
U4 DECK	6.3 m²
U4 FLOOR	99.2 m²
U4 GARAGE	22.1 m²
U4 PORCH	1.9 m²
TOTAL	129.6 m²

UNIT 4 ROOF AREA	
NAME	AREA
U4 ROOF	143.6 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. DUCT	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
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TRH	TOILET ROLL HOLDER

0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au

BUSHFIRE NOTES:
REFER TO BUSHFIRE REPORT SUBMITTED AS PART OF APPLICATION

ENERGY SPECIFICATIONS:
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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
SHEET: 7 OF 17
LOT No: 33 DP No: 803801
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

U4 FLOOR PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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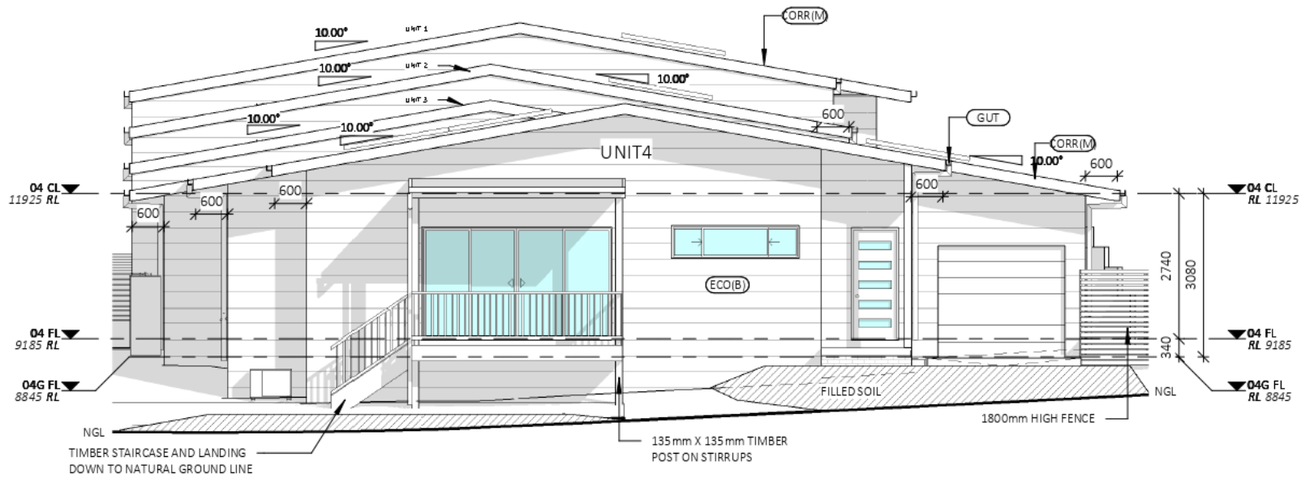
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM), WITH R1.3 REFLECTIVE SIDE DOWN
ECO(B)	WEATHERTEX ECO GROOVE 300mm CLADDING
GUT	(CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3



NORTH ELEVATION

1 : 100

CONSTRUCTION NOTES:

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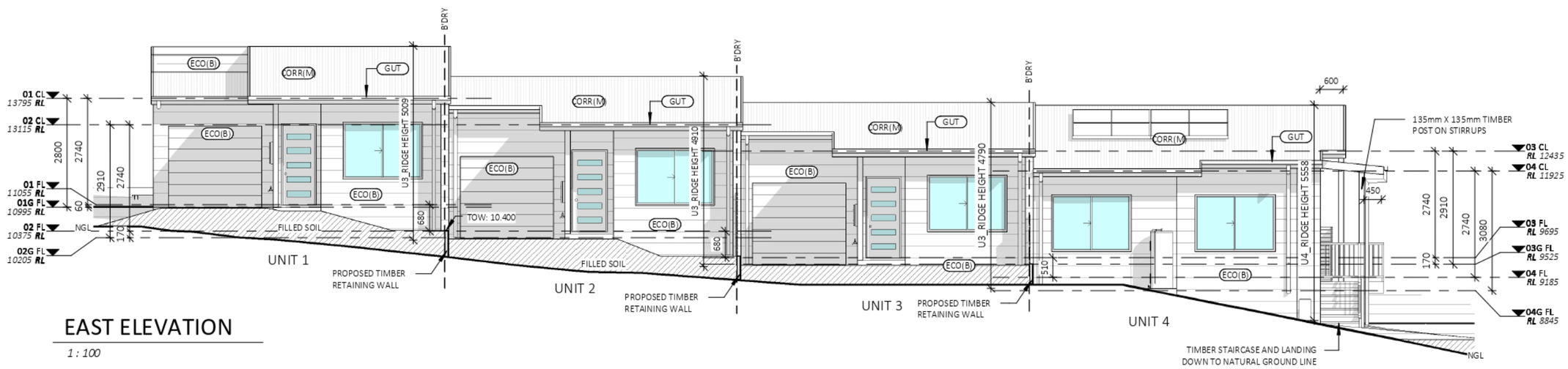

EAST ELEVATION

1 : 100

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)		ELEVATIONS	
STATUS: CONSTRUCTION	SHEET: 8 OF 17	SCALE:	1 : 100
PROP. LOT: 33 OF 803801		SHEET SIZE:	A3
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE		START DATE:	27.10.21
CLIENT: BDM CONSTRUCTIONS		DWG No:	D5022

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
06.04.22	NOTE UPDATES	J	MS
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
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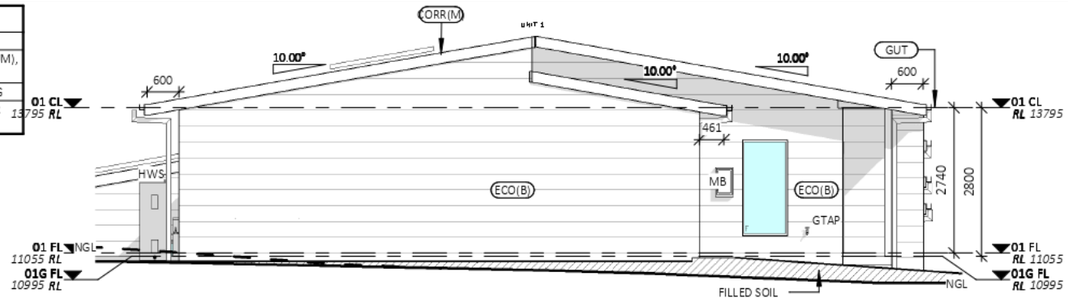
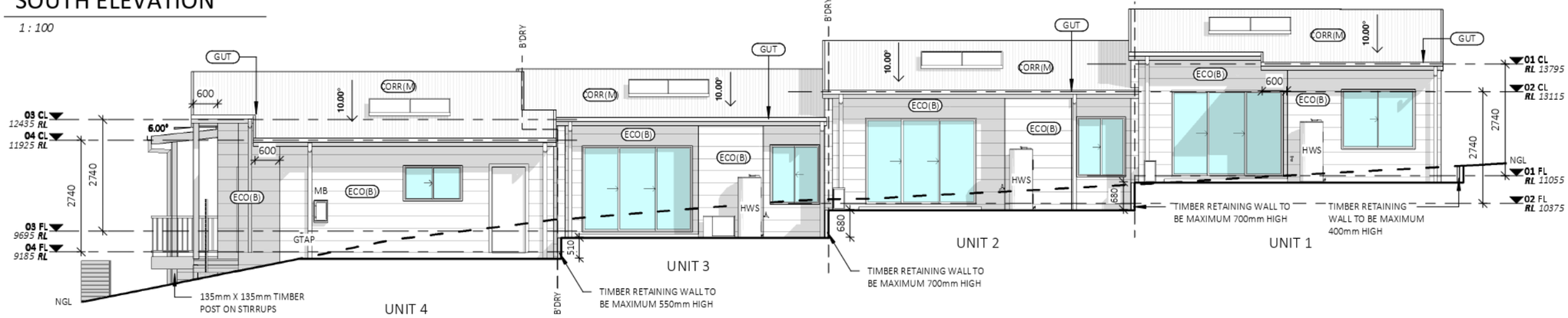
ECO(B)	WEATHERTEX ECO GROOVE 300mm CLADDING
GUT	(CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3



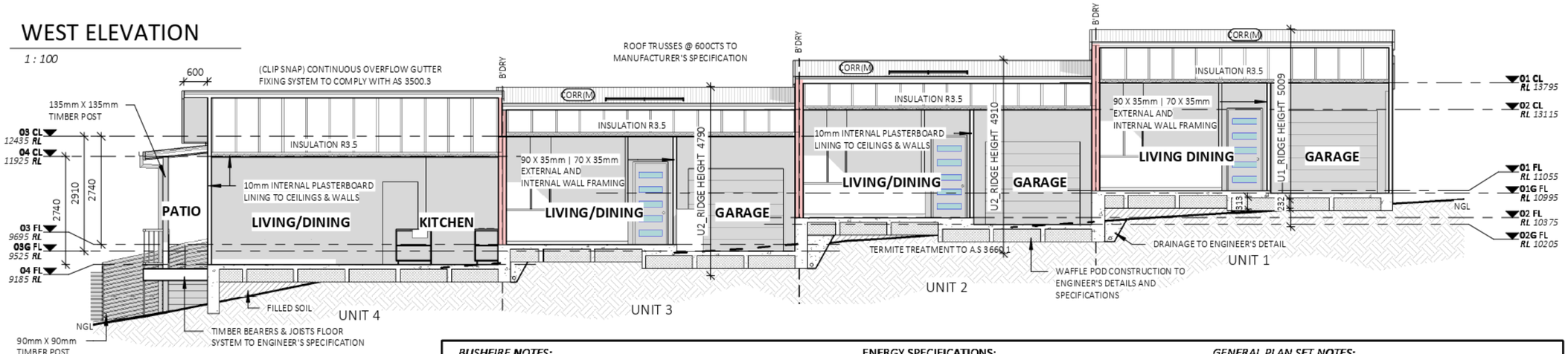
SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100



SECTION A

1 : 100

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
PROP. LOT: 33 **OF** 803801
SHEET: 9 OF 17
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

ELEVATIONS & SECTION

SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
06.04.22	NOTE UPDATES	J	MS
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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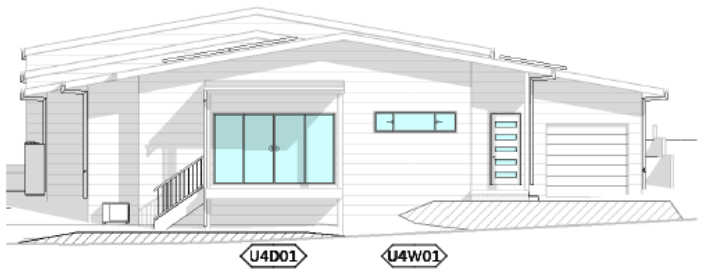
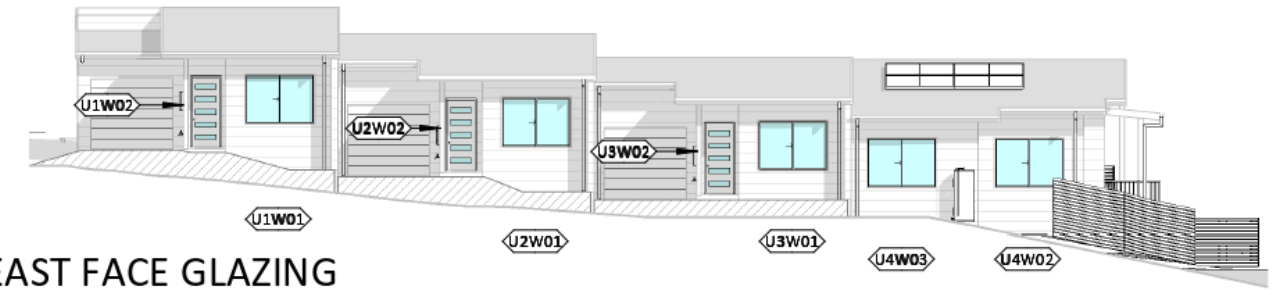


NORTH FACE GLAZING

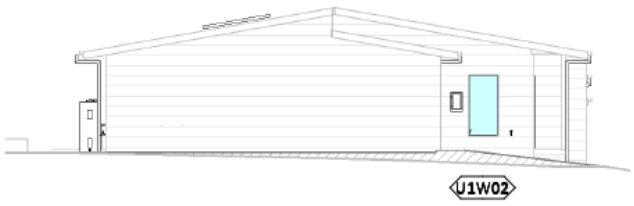
1 : 200

0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au



EAST FACE GLAZING

1 : 200



3. SOUTH FACE GLAZING

1 : 200

WEST FACE GLAZING

1 : 200

WINDOW GLAZING SCHEDULE

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
U1W01	01 FL	BED 1	1470	2050	SLIDING	ALUMINIUM	STANDARD
U1W02	01 FL	ENTRY	1810	850	FIXED GLASS	ALUMINIUM	STANDARD
U1W03	01 FL	BED 2	1470	1810	SLIDING	ALUMINIUM	STANDARD
U2W01	02 FL	BED 1	1470	2050	SLIDING	ALUMINIUM	STANDARD
U2W02	02 FL	ENTRY	1810	690	FIXED GLASS	ALUMINIUM	STANDARD
U2W03	02 FL	BED 2	1470	1210	SLIDING	ALUMINIUM	STANDARD
U3W01	03 FL	BED 1	1470	2050	SLIDING	ALUMINIUM	STANDARD
U3W02	03 FL	ENTRY	1810	690	FIXED GLASS	ALUMINIUM	STANDARD
U3W03	03 FL	BED 2	1470	1210	SLIDING	ALUMINIUM	STANDARD
U4W01	04 FL	ENTRY	620	2410	SLIDING	ALUMINIUM	STANDARD
U4W02	04 FL	BED 3	1470	2050	SLIDING	ALUMINIUM	STANDARD
U4W03	04 FL	BED 2	1470	2050	SLIDING	ALUMINIUM	STANDARD
U4W04	04 FL	GARAGE	875	1450	SLIDING	ALUMINIUM	STANDARD

DOOR GLAZING SCHEDULE

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
U1D01	01 FL	LIVING DINING	2112	2725	STACKING 3P	ALUMINIUM	STANDARD
U2D01	02 FL	LIVING/DINING	2112	2725	STACKING 3P	ALUMINIUM	STANDARD
U3D01	03 FL	LIVING/DINING	2112	2725	STACKING 3P	ALUMINIUM	STANDARD
U4D01	04 FL	LIVING/DINING	2112	3589	SLIDING DOOR 4P	ALUMINIUM	STANDARD
U4D02	04 FL	BED 1	2112	1330	SLIDING DOOR	ALUMINIUM	STANDARD

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

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 3.9.2.6

WINDOWS AND GLAZING TO COMPLY WITH:
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.

BUSHFIRE NOTES:
REFER TO BUSHFIRE REPORT SUBMITTED AS PART OF APPLICATION

ENERGY SPECIFICATIONS:
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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
SHEET: 10 OF 17
LOT No: 33 DP No: 803801
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

GLAZING
SCALE: As Shown
SHEET SIZE: A3
START DATE: 27.10.21
DWG No: D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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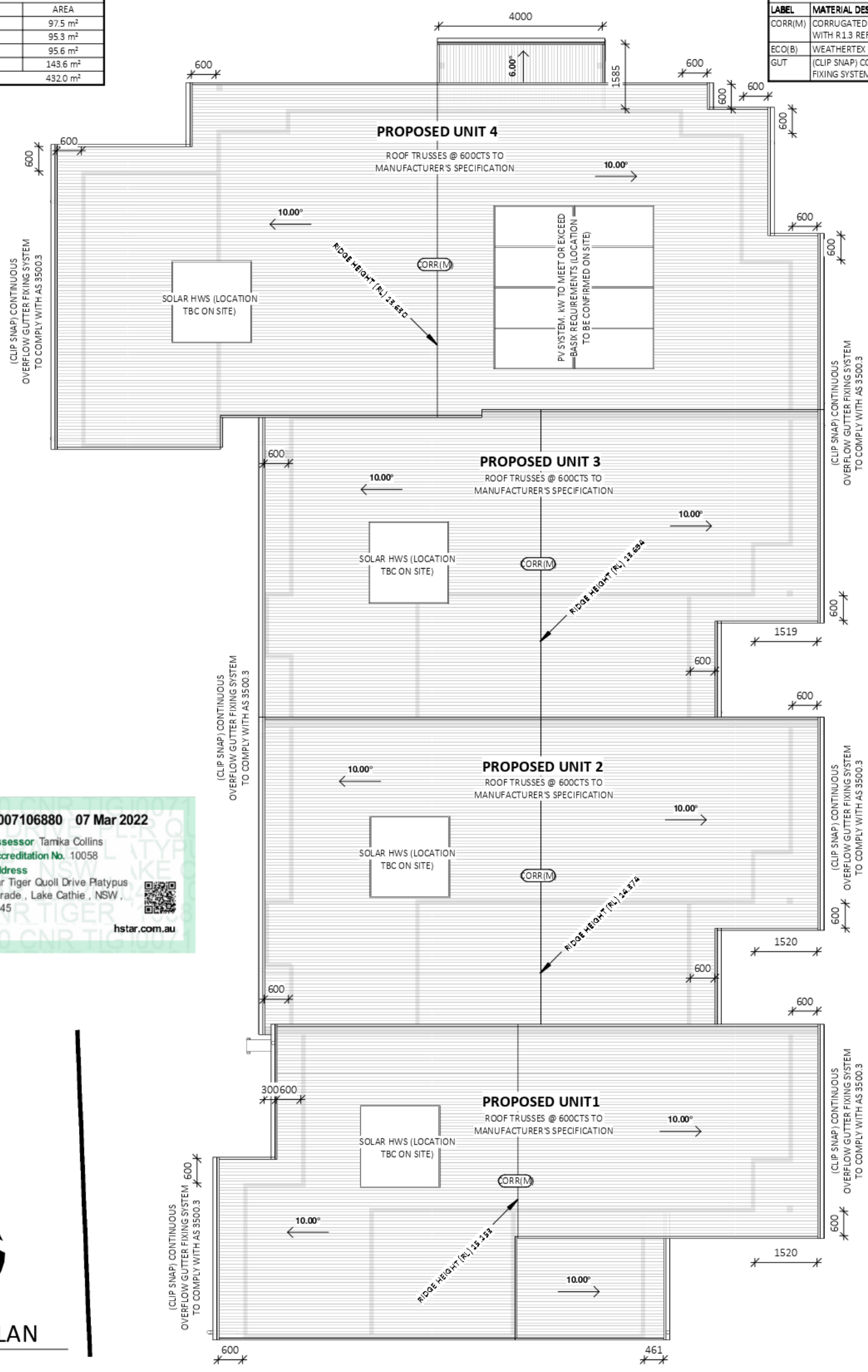
DEVELOPMENT ROOF AREAS	
NAME	AREA
U1 ROOF	97.5 m²
U2 ROOF	95.3 m²
U3 ROOF	95.6 m²
U4 ROOF	143.6 m²
TOTAL	432.0 m²

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM), WITH R1.3 REFLECTIVE SIDE DOWN
ECO(B)	WEATHERTEX ECO GROOVE 300mm CLADDING
GUT	(CLIP SNAP) CONTINUOUS OVERFLOW GUTTER FIXING SYSTEM TO COMPLY WITH AS 3500.3



ROOF PLAN

1 : 100

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
LOT No: 33 DP No: 803801
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS
SHEET: 11 OF 17

ROOF PLAN
SCALE: As Shown
SHEET SIZE: A3
START DATE: 27.10.21
DWG No: D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
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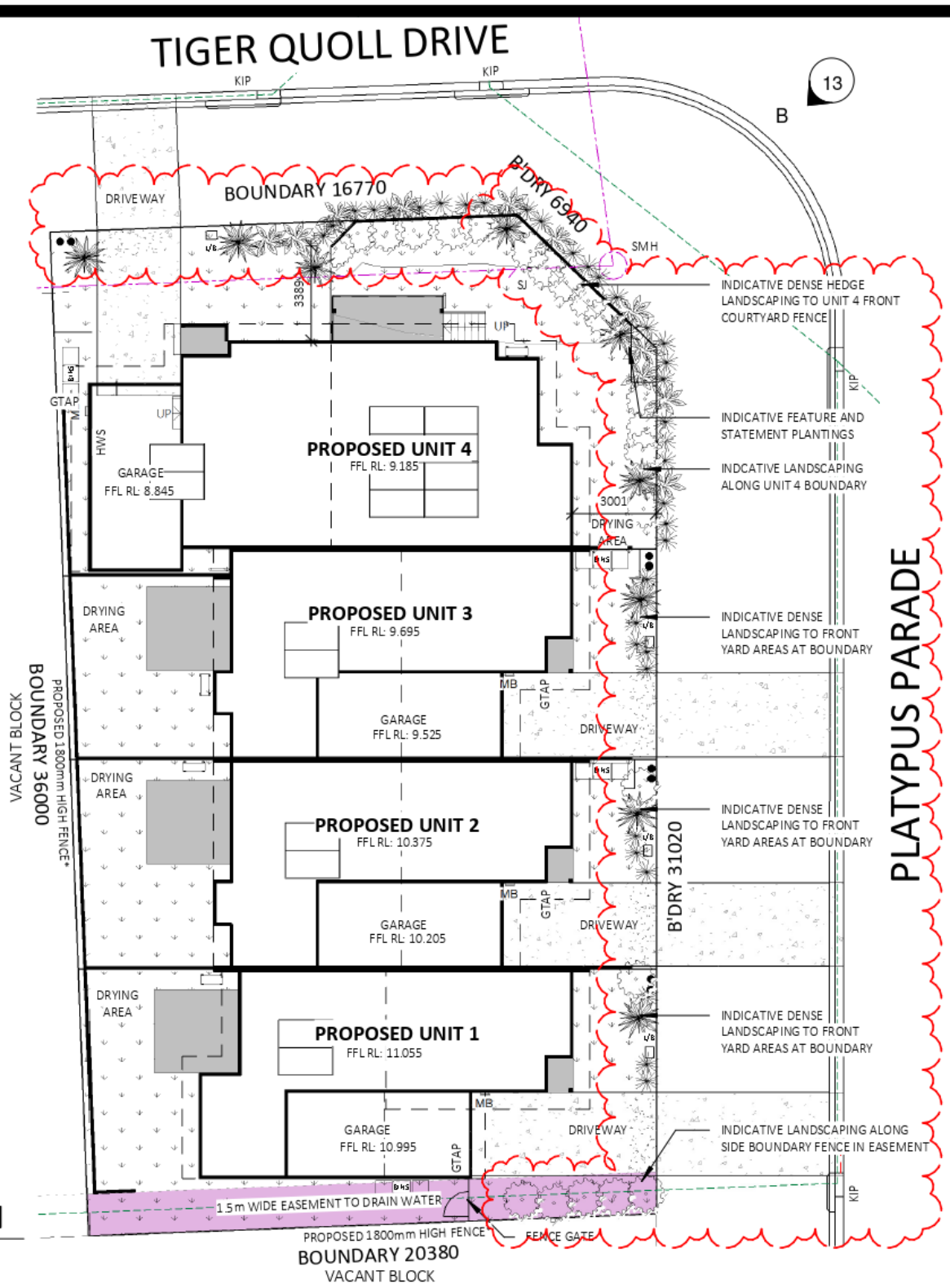
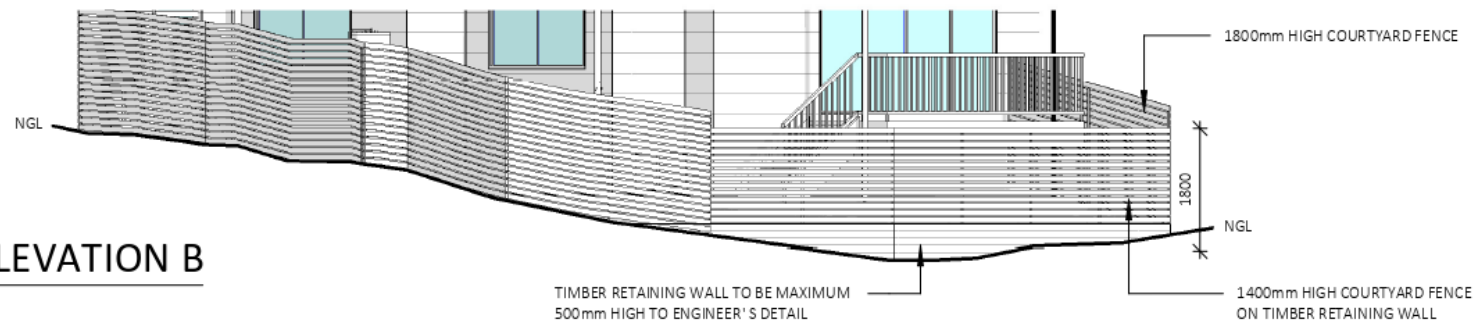


LANDSCAPED PLAN

1 : 200



FRONT FENCE ELEVATION B

1 : 100

LEGEND AND NOTES

- NEW WARM SEASON TURF GRASS THROUGHOUT
- HARD SURFACE - PATHS PATHS TO HAVE PERMEABLE SURFACE FINISH
- HARD SURFACE - DRIVEWAY REFER BUILDING DESIGN FOR DETAILS
- HARD SURFACE - PATIOS REFER BUILDING DESIGN FOR DETAILS
- EXISTING NEIGHBOURING VEGETATION TO BE PRESERVED AND PROTECTED THROUGHOUT
- SMALL EVERGREEN NATIVE TREES
- FEATURE OR STATEMENT PLANTINGS
- NEW SMALL / MEDIUM EVERGREEN SHRUBS
- NEW SMALL / MEDIUM EVERGREEN SOFT WOODED PERENNIALS
- NEW EVERGREEN PROSTRATE SHRUBS OR GROUND COVER PLANTINGS

- THIS PLAN IS NOT BE USED FOR CONSTRUCTION
- THIS PLAN IS CONCEPTUAL ONLY AND IS DESIGNED TO HIGHLIGHT VARIOUS LANDSCAPE USES AROUND THE SITE,
- ANY SUGGESTED PLANTS OR PLANT LIST IS INDICATIVE ONLY AND THE FINAL SELECTION OF ACTUAL SPECIES WILL BE SITE AND MICRO CLIMATE DEPENDENT,
- ALL HARD-SCAPED SURFACES SHALL BE INSTALLED BY QUALIFIED LANDSCAPE TRADES AND AS PER MANUFACTURERS INSTRUCTIONS,
- TURF SPECIES SHALL CONSISTS OF A WARM SEASON SPECIES ONLY SUCH AS; BUFFALO, KIKUYU OR COUCH,
- THE ADVICE AND PLAN FROM A PROFESSIONAL LANDSCAPE DESIGNER IS TO BE SOUGHT PRIOR TO ANY CONSTRUCTION / LANDSCAPE WORKS COMMENCING,
- LANDSCAPE HAS A DOMINANT NORTHERN ASPECT AND SELECTED PLANTS ARE TO BE SUN TO FULL SUN TOLERANT CAPABLE OF WITHSTANDING YEAR ROUND NORTHERN SUN,
- PLANTS ON THE IMMEDIATE SOUTHERN SIDE OF BUILDINGS AND DWELLING MAY NEED SOME SHADE TOLERANCE,
- PLANTINGS ARE TO BE WATER WISE AND DROUGHT TOLERANT ONCE ESTABLISHED

BUSHFIRE NOTES:
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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)		INDICATIVE LANDSCAPE PLAN	
STATUS: CONSTRUCTION	SHEET: 13 OF 17	SCALE:	As Shown
LOT No: 33 DP No: 803801		SHEET SIZE:	A3
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE		START DATE:	27.10.21
CLIENT: BDM CONSTRUCTIONS		DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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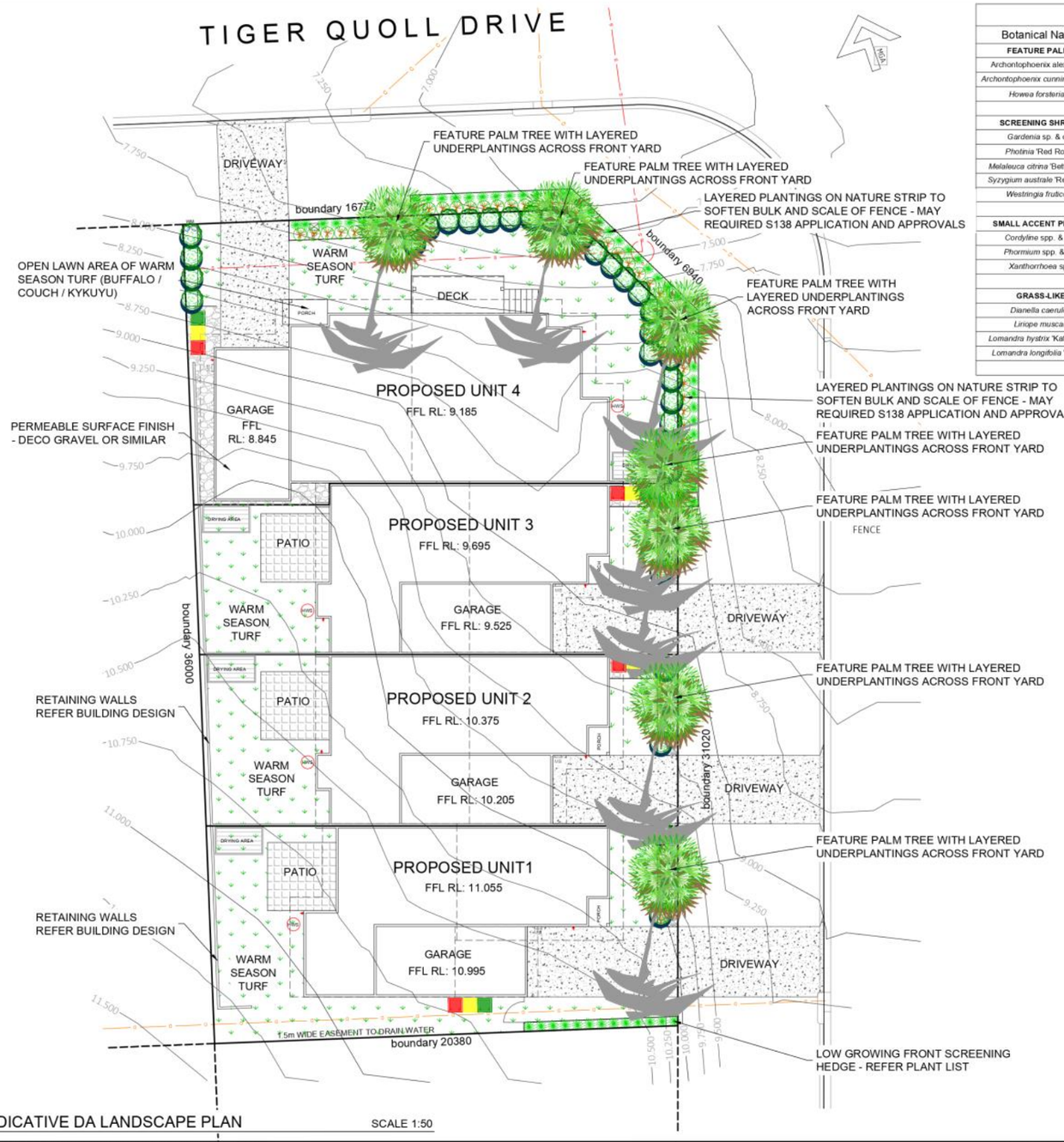
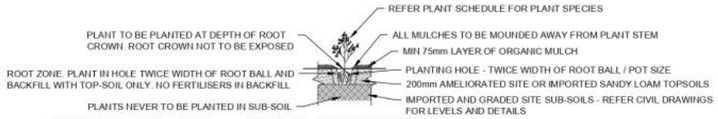


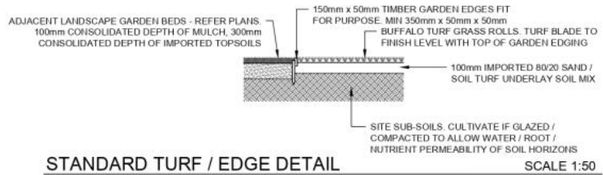
INDICATIVE DA LANDSCAPE PLAN SCALE 1:50

SUGGESTIVE PLANT LISTS

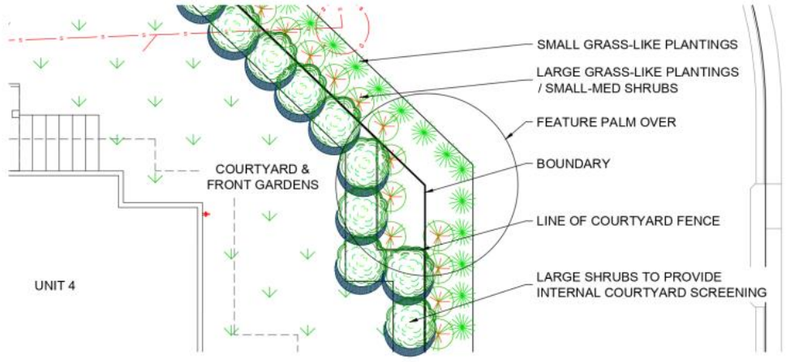
Botanical Name	Common Name	Pot Size	Notes
FEATURE PALMS			
Archontophoenix alexandrae	Alexandra Palm	45L	Native tall palm with 4.5m fronds growing up to approx 30m tall
Archontophoenix cunninghamiana	Bangalow Palm	45L	Native medium-tall palm with 4m fronds growing up to approx 20m tall
Howea forsteriana	Kentia Palm	45L	Native small-medium palm with 3m fronds growing up to approx 10m tall
SCREENING SHRUBS			
Gardenia sp. & cvs	Gardenia	140mm	Exotic small to small medium shrub with highly scented white / cream / yellow flowers in spring and dark glossy green foliag - up to 2m
Photinia 'Red Robin'	Red Robin Photinia	200mm	Exotic large growing shrub suitable for large hedge kept trimmed to 2m
Melaleuca citrina 'Better John'	*Dwarf Bottle Brush*	140mm	Small native bottlebrush cultivar with brilliant red flowers 1m x 1m (Syn. *Callistemon citrinus*) may be substituted with similar sized cultivar
Syzygium australe 'Resilience'	Resilience Lily Pilly	200mm	Native large growing shrub suitable for large hedge kept rimmed to 2m
Westringia fruticosa	Coastal Rosemary	200mm	Medium growing indigenous screening shrub with blue / grey foliage and small mauve flowers in spring - 1.5m tall
SMALL ACCENT PLANTS			
Cordyline spp. & cvs	Cabbage Tree Palms	200mm	Strappy leafed native and exotic plant with a variety of leaf varigation and colourings - up to 2m
Phormium spp. & cvs	NZ Flax	200mm	Strappy leafed exotic plant from NZ with a variety of leaf varigation and colourings - up to 1.5m
Xanthorrhoea spp.	Grass Trees	300mm	Indigenous and native grass tree with disctinctive black trunks and brilliant fine lime / green foliage - choose 1m specimen
GRASS-LIKE			
Dianella caerulea	Native Flax Lily	140mm	Native strappy leafed soft wooded perennial with delicate blue and yellow flowers in spring and blue fruits in summer - 0.6m x 0.6m
Liriope muscari	Turf Lily	140mm	Medium-small exotic grass like plant with purple / mauve flowers in spring held in / above foliage - 0.3m x 0.3m
Lomandra hystrix 'Katiebelles'	Dwarf Matt-Rush	140mm	Small native strappy-leafed cultivar with mid green coloured foliage - 0.9m x 0.9m
Lomandra longifolia 'Tanika'	Matt-Rush	140mm	Native strappy-leafed soft wooded perennial with mid-green foliage - 1m x 1m



TYPICAL 140 - 300mm POT PLANTING DETAIL SCALE 1:50
FOR PLANTING IN GARDEN BEDS



STANDARD TURF / EDGE DETAIL SCALE 1:50



TYPICAL LAYERED PLANTINGS SCALE 1:50
FRONT LANDSAPED AREAS

0 0.5 1 2 3 Full Size 1:50 ; Half Reduction 1:100 SCALE (m)
0 1 2 4 6 Full Size 1:100 ; Half Reduction 1:200 SCALE (m)

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

Liability limited by a scheme approved under Professional Standards Legislation

No.	DATE	REVISIONS	BY
A	28.02.2023	INITIAL DA ISSUE	ST

BDM CONSTRUCTIONS (VIA CWC)
LOT 33 DP 803801
LAKE CATHIE NSW 2445
DA 000\0000

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LANDSCAPE DA PLANS

INDICATIVE DA LANDSCAPE PLAN
TYPICAL LAYERED PLANTINGS
SUGGESTIVE PLANT LIST

Drawing Number/Reference: 27323-L001		-001
Designer: ST	Origin Of Levels: TBA	Rev: A
Surveyor: -	Height: AS SHOWN	
Drafting: ST	Datum/GDA: AHD/GDA2020	Sheet Size: A1
Approved: ST	Scale: AS SHOWN	

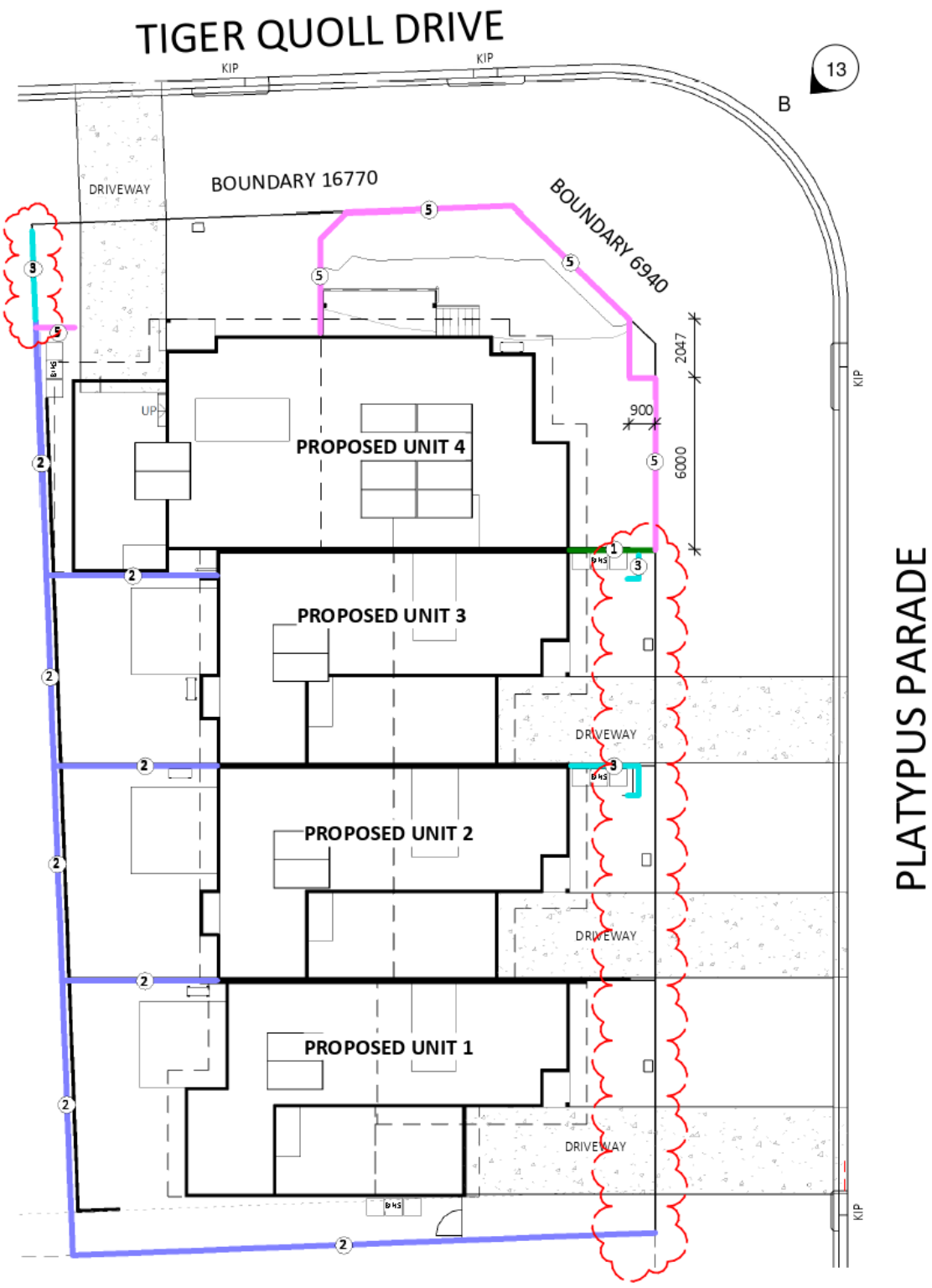
Cad File: S:\Projects\27323 BDM\27323-L001.DWG, Layout: L001, Plotted By: simon, Date: 28/02/23 - 11:45,

FENCE MATERIALS:

1. 1800mm HIGH COLORBOND - SOLID (SURFMIST)
2. 1800mm HIGH COLORBOND - SOILD (SHALE GREY)
3. 1500mm HIGH COLORBOND - SOILD (SURFMIST)
4. 900mm PICKET (SURFMIST)
5. 1800mm HIGH HORIZONTAL SLAT (SURFMIST)

FENCE (4) REMOVED, ADDITIONAL FENCING ADDED AS PER EXTERNAL RENDER IMAGES

NATIONWIDE HOUSE ENERGY RATING SCHEME
0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au



FENCE MATERIAL PLAN

1 : 200

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)		FENCE MATERIAL PLAN	
STATUS: CONSTRUCTION	SHEET: 14 OF 17	SCALE:	As Shown
LOT No: 33 DP No: 803801		SHEET SIZE:	A3
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE		START DATE:	27.10.21
CLIENT: BDM CONSTRUCTIONS		DWG No:	D5022

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9AM SHADOW

1 : 300 WINTER SOLSTICE

12PM SHADOW

1 : 300 WINTER SOLSTICE

3PM SHADOW

1 : 300 WINTER SOLSTICE

0007106880 07 Mar 2022
Assessor Tamika Collins
Accreditation No. 10058
Address
Cnr Tiger Quoll Drive Platypus Parade , Lake Cathie , NSW , 2445
hstar.com.au

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)
STATUS: CONSTRUCTION
SHEET: 15 OF 17
LOT No: 33 **DP No:** 803801
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE
CLIENT: BDM CONSTRUCTIONS

SHADOWS

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	27.10.21
DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	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.

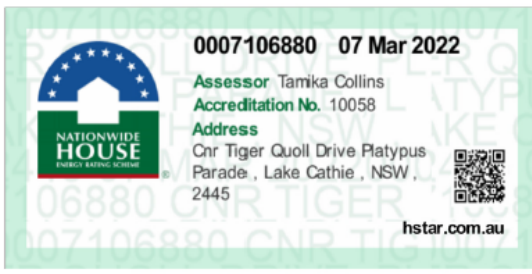
Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of Part 3.10.4 of the BCA if located in an alpine area.

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.



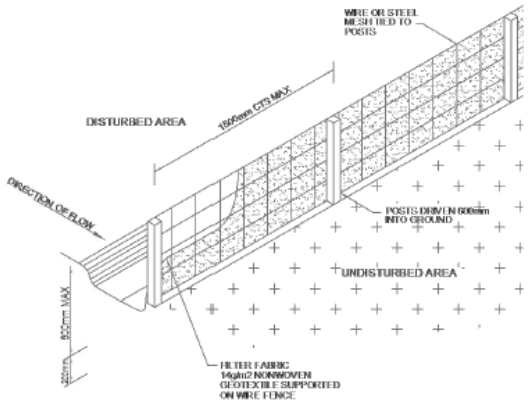
COMMON WALL DETAILS:
- COMMON WALL DETAIL TO COMPLY WITH PART 3.7.1 OF THE BCA FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL IN ACCORDANCE WITH PART 3.8.6 OF BCA VOL 2.

– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2355	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	~~(a) Nil~~	~~45/37~~	~~44/38~~	~~46/40~~	~~47/41~~
			(b) 2 x 75 Gold Batts 1.5	58/**50**	59/**51**	61/**53**	61/**53**
			(c) 2 x 70 Soundscreen 2.0	60/**51**	61/**52**	63/**54**	63/**54**
			~~(d) 2 x MSB3 Polyester~~	~~53/46~~	~~54/47~~	~~56/48~~	~~58/49~~
			Minimum Wall Thickness mm	192	232	292	332

U3/U4 SINGLE FRAME FIRE RATED WALL or SIMILAR

– /60/60 60/60/60 FAR 2303	CSR 2070	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	33/26	36/29	38/32	38/32
			(b) 75 Gold Batts 1.5	38/29	41/32	43/35	43/35
			(c) 70 Soundscreen 2.0	39/30	42/33	44/36	43/35
			(d) MSB3 Polyester	36/28	39/31	41/34	40/33
			Wall Thickness mm	102	122	152	172

SEDIMENT CONTROL SPECIFICATIONS:



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

collinswcollins PTY LTD
Building Designers

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DO NOT SCALE from this drawing. *CONTRACTOR* is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)		BUILDING SPECIFICATIONS	
STATUS: CONSTRUCTION	SHEET: 16 OF 17	SCALE:	As Shown
LOT No: 33 DP No: 803801		SHEET SIZE:	A3
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE		START DATE:	27.10.21
CLIENT: BDM CONSTRUCTIONS		DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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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.*

1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.
2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

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

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.
6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
10.OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with of Practice:
Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:
Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.
EXCAVATIONS
1.Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.
Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations or the BCA requirements.
FOUNDATIONS AND FOOTINGS
1. Underfloor Fill
Underfloor fill shall be in accordance with the BCA.
2. Termite Risk Management
Termite treatment shall be carried out in accordance with the BCA.
3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.
4. Reinforcement
Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the BCA.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
5. Concrete
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the BCA.
6. Curing
All concrete slabs shall be cured in accordance with AS 3600.
7. Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*.
8. Sub-Floor Ventilation
Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.
9. Sub-Floor Access
If required, access will be provided under suspended floors in position where indicated on plan.
EFFLUENT DISPOSAL/DRAINAGE
1. Storm Water Drainage
Stormwater drainage shall be carried out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.
TIMBER FRAMING
1. Generally
All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.
The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
2. Roof Trusses
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.
3. Bracing
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing.
Strip and sheet flooring shall be installed in accordance with AS 1684.
When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
5. Timber Posts
Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.
6. Corrosion Protection
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
STEEL FRAMING
1. Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the BCA.
ROOFING
All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer's recommendations.
1.Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.
2. Metal Roofing
The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.
3. Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used.
4. Sarking
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.
5. Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.
6. Flashing
Flashings shall comply with, and be installed in accordance with the BCA.
MASONRY
1. Damp Proof Courses
All damp proof courses shall comply with the BCA and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.
2. Cavity Ventilation
Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.
3. Mortar and Joining
Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.
4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING AND LININGS
1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.
Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
2.Internal Wall and Ceilings Linings
The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
3.Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.
JOINERY
1. General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.
3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.
Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.
All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.
SERVICES
1.Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2.Electrical
The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
3.Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4.Smoke Detectors
The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.
5.Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the BCA or as outlined in the relevant BASIX Certificate.
TILING
1.Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
2.Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

collinswcollins PTY LTD
Building Designers

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PROJECT: MULTI-UNIT DEVELOPMENT (STRATA)		WORK SAFETY NOTES	
STATUS: CONSTRUCTION	SHEET: 17 OF 17	SCALE:	As Shown
LOT No: 33 DP No: 803801		SHEET SIZE:	A3
STREET: PROP. LOT 2, CNR TIGER QUOLL DRV & PLATYPUS PARADE, LAKE CATHIE		START DATE:	27.10.21
CLIENT: BDM CONSTRUCTIONS		DWG No:	D5022

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
08.11.21	CONCEPT PLANS	A	MS
21.12.21	CC PLANS	E	DP
21.10.22	RFI - PLAN UPDATES	K	JS
13.12.22	RFI - LANDSCAPE/FENCE UPDATES	L	JS

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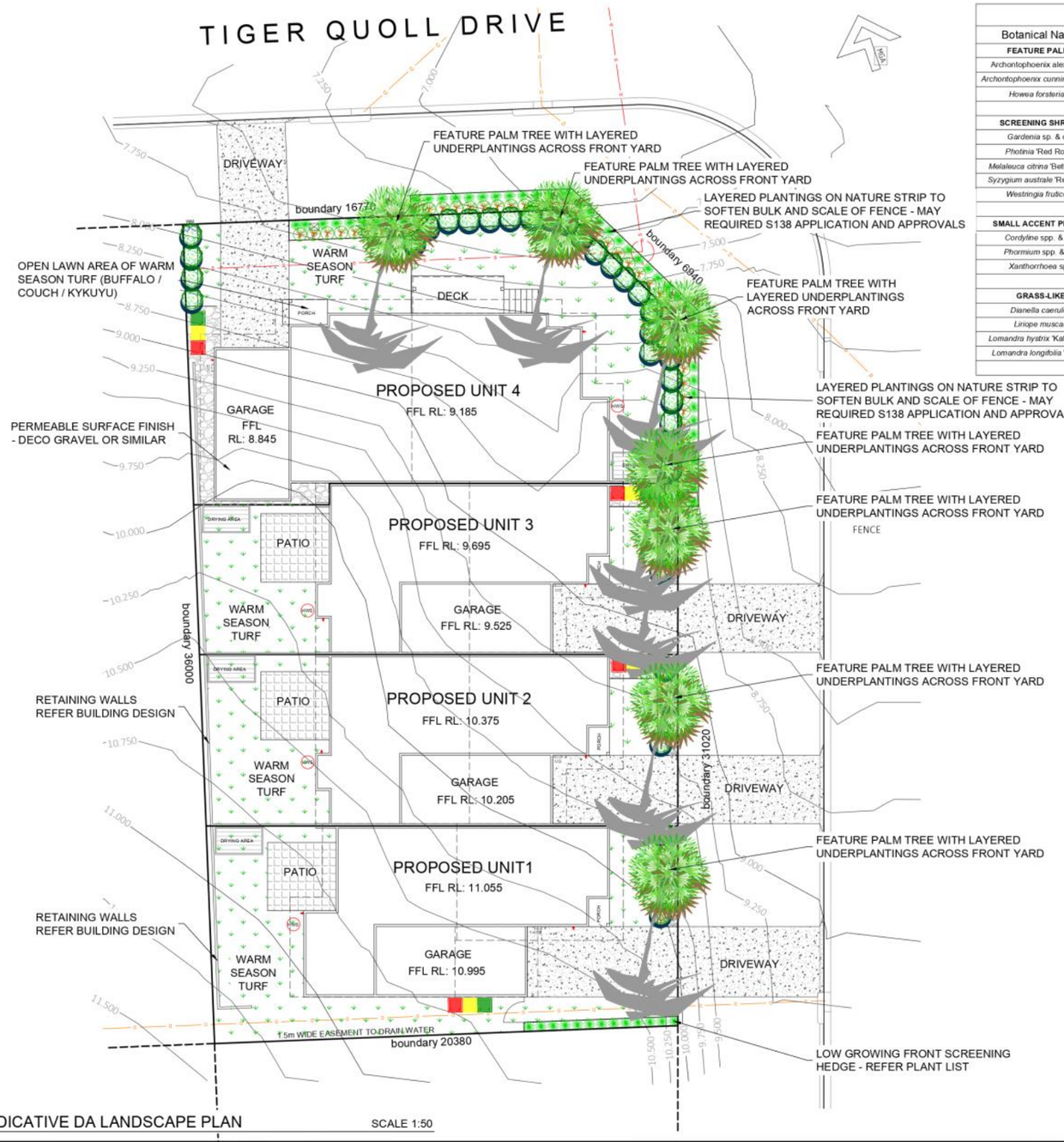
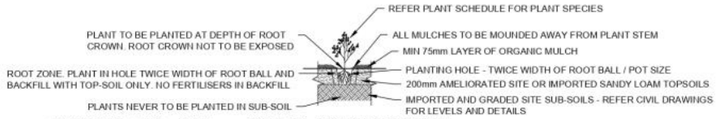


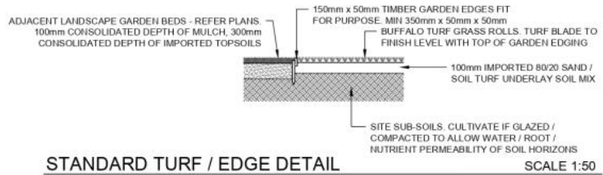
INDICATIVE DA LANDSCAPE PLAN SCALE 1:50

SUGGESTIVE PLANT LISTS

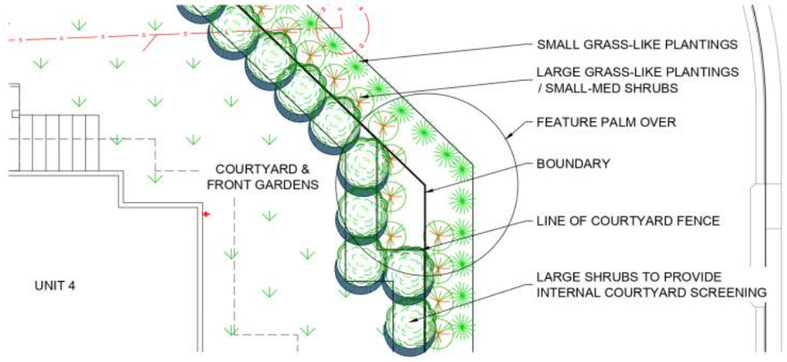
Botanical Name	Common Name	Pot Size	Notes
FEATURE PALMS			
Archontophoenix alexandrae	Alexandra Palm	45L	Native tall palm with 4.5m fronds growing up to approx 30m tall
Archontophoenix cunninghamiana	Bangalow Palm	45L	Native medium-tall palm with 4m fronds growing up to approx 20m tall
Howea forsteriana	Kentia Palm	45L	Native small-medium palm with 3m fronds growing up to approx 10m tall
SCREENING SHRUBS			
Gardenia sp. & cvs	Gardenia	140mm	Exotic small to small medium shrub with highly scented white / cream / yellow flowers in spring and dark glossy green foliag - up to 2m
Photinia 'Red Robin'	Red Robin Photinia	200mm	Exotic large growing shrub suitable for large hedge kept trimmed to 2m
Melaleuca citrina 'Better John'	*Dwarf Bottle Brush*	140mm	Small native bottlebrush cultivar with brilliant red flowers 1m x 1m (Syn. *Callistemon citrinus*) may be substituted with similar sized cultivar
Syzygium australe 'Resilience'	Resilience Lily Pilly	200mm	Native large growing shrub suitable for large hedge kept rimmed to 2m
Westringia fruticosa	Coastal Rosemary	200mm	Medium growing indigenous screening shrub with blue / grey foliage and small mauve flowers in spring - 1.5m tall
SMALL ACCENT PLANTS			
Cordyline spp. & cvs	Cabbage Tree Palms	200mm	Strappy leafed native and exotic plant with a variety of leaf varigation and colourings - up to 2m
Phormium spp. & cvs	NZ Flax	200mm	Strappy leafed exotic plant from NZ with a variety of leaf varigation and colourings - up to 1.5m
Xanthorrhoea spp.	Grass Trees	300mm	Indigenous and native grass tree with disctinctive black trunks and brilliant fine lime / green foliage - choose 1m specimen
GRASS-LIKE			
Dianella caerulea	Native Flax Lily	140mm	Native strappy leafed soft wooded perennial with delicate blue and yellow flowers in spring and blue fruits in summer - 0.6m x 0.6m
Liriope muscari	Turf Lily	140mm	Medium-small exotic grass like plant with purple / mauve flowers in spring held in / above foliage - 0.3m x 0.3m
Lomandra hystrix 'Katiebelles'	Dwarf Matt-Rush	140mm	Small native strappy-leafed cultivar with mid green coloured foliage - 0.9m x 0.9m
Lomandra longifolia 'Tanika'	Matt-Rush	140mm	Native strappy-leafed soft wooded perennial with mid-green foliage - 1m x 1m



TYPICAL 140 - 300mm POT PLANTING DETAIL SCALE 1:50
FOR PLANTING IN GARDEN BEDS



STANDARD TURF / EDGE DETAIL SCALE 1:50



TYPICAL LAYERED PLANTINGS SCALE 1:50
FRONT LANDSAPED AREAS

0 0.5 1 2 3 Full Size 1:50 ; Half Reduction 1:100 SCALE (m)
0 1 2 4 6 Full Size 1:100 ; Half Reduction 1:200 SCALE (m)

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

Liability limited by a scheme approved under Professional Standards Legislation

No.	DATE	REVISIONS	BY
A	28.02.2023	INITIAL DA ISSUE	ST

BDM CONSTRUCTIONS (VIA CWC)
LOT 33 DP 803801
LAKE CATHIE NSW 2445
DA 000\0000

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LANDSCAPE DA PLANS

INDICATIVE DA LANDSCAPE PLAN
TYPICAL LAYERED PLANTINGS
SUGGESTIVE PLANT LIST

Drawing Number/Reference: 27323-L001		-001
Designer: ST	Origin Of Levels: TBA	Rev: A
Surveyor: -	Height: AS SHOWN	
Drafting: ST	Datum/GDA: AHD/GDA2020	Sheet Size: A1
Approved: ST	Scale: AS SHOWN	

Cad File: S:\Projects\27323 BDM\27323-L001.DWG, Layout: L001, Plotted By: simon, Date: 28/02/23 - 11:45,

Item: 07

Subject: DA2022 - 742.1 ALTERATIONS AND ADDITIONS TO DWELLING AT LOT 1 DP 261189, NO. 43 THE SUMMIT ROAD PORT MACQUARIE

Report Author: Development Assessment Planner, Vanessa Penfold

Applicant:	**M Edwards**
Owner:	**M Griffin**
Estimated Cost:	**$705,000**
Parcel no:	**23908**

Alignment with Delivery Program

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

RECOMMENDATION

That DA2022 - 742 for Alterations and Additions to Dwelling at Lot 1, DP 261189, No. 43 The Summit Road, Port Macquarie be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a development application for alterations and additions to the existing dwelling the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition of the application, 3 submissions were received.

The proposal has been amended during the assessment to resolve height of building and rear setback matters.

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)

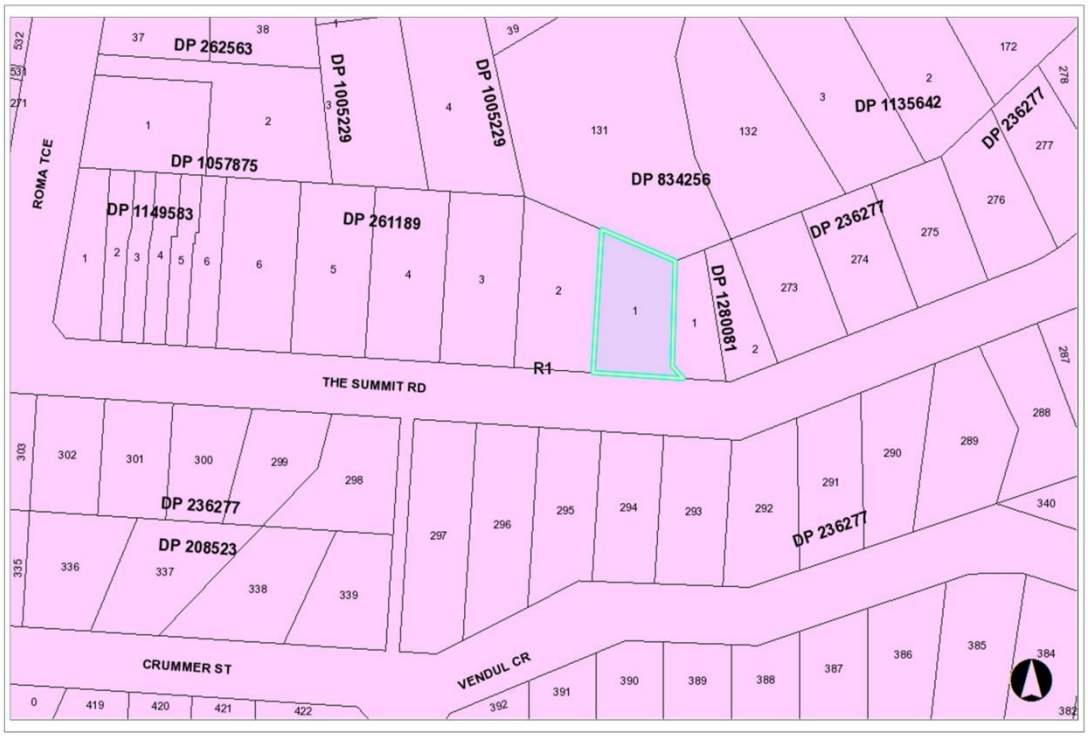
The reason for the application being referred to Council's Development Assessment Panel (DAP) is because three (3) or more objections to the proposal have been received. A copy of the DAP Charter outlining the delegations and functions of the DAP is available on Council's website.

PORT MACQUARIE HASTINGS COUNCIL

1. BACKGROUND

Existing Sites Features and Surrounding Development

The site has an area of 707.9m2. 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:

Photograph below taken from north western corner of the subject site looking south east towards the existing dwelling. Dwelling under construction at 45A The Summit Road shown in the left of the photograph.

2. DESCRIPTION OF DEVELOPMENT

Key aspects of the proposal include the following:

- The proposal is for alterations and additions to the existing dwelling including new first floor front deck at the front (south-east corner) of the site and extension of the first floor toward the rear (north) over the existing two storey dwelling to provide new bathroom and master bedroom.
- Demolition of the existing timber shed/cabana at the north-eastern corner of the site, and construction of new deck and covered BBQ area.
- The site benefits from an easement to drain water 1.0m wide along the rear boundary.
- Amended plans were received in response to the three submissions received and assessment matters.

Refer to plans of the proposed development at the end of this report. (Attachment 2)

Application Chronology

- 06/09/2022 - Application lodged.
- 09/09/2022 until 23/09/2022 - Public exhibition.
- 05/10/2022 - Redacted submissions provided to applicant.
- 25/10/2022 - Additional information and response to submissions received from applicant.
- 08/11/2022 - Offer to visit 45A and 45B The Summit by the assessing officer. Offer declined as insufficient notice provided and building work underway.
- 10/11/2022 - Site inspection with applicant.
- 13/11/2022 - Further information requested regarding stormwater connection.
- 22/11/2022 - Further information submitted - stormwater investigation by applicant.
- 08/12/2022 - Further offer to visit 45A and 45B The Summit as part of the assessment on 6 January 2023. Offer for site visit declined due to ongoing construction on site.
- 13/12/2022 - Amended Plans submitted.
- 22/12/2022 - Completion of initial CCTV camera investigation by Council of stormwater connection, Roma Terrace.
- 19/01/2022 - Site visit by assessing officer at 70 Bangalay Drive.

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 (Biodiversity and Conservation) 2021
Chapter 4 Koala Habitat Protection 2021

Clause 4.4 - This SEPP applies to all non-rural zoned land within the Port Macquarie-Hastings Local Government Area.

Clause 4.10 (other land - not subject to Clause 4.8 or 4.9) - 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, or
2. The site not considered to be core koala habitat.

State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 2 Coastal Management

Clause 2.5 - This SEPP prevails over the Port Macquarie-Hastings LEP 2011 in the event of any inconsistency.

Having regard to clause 2.8 (proximity to littoral rainforest) of this SEPP, the proposed development is not considered likely to result in any of the following:

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

The site is not located within a coastal use area or coastal environment area.

Chapter 4 Remediation of Land

Clause 4.6 - Following an inspection of the site and a search of Council records, the subject land is not identified as being potentially contaminated and is suitable for the intended use.

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

A BASIX certificate 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 (Transport and Infrastructure) 2021

Clause 2.48 - 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 2.118 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.

State Environmental Planning Policy (Primary Production) 2021

Part 2.5 Division 4 - The proposed development will create no adverse impact on any oyster aquaculture development.

Port Macquarie-Hastings Local Environmental Plan 2011

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

- Clause 2.2 - The subject site is zoned R1 General Residential.
- Clause 2.3(1) and the R1 zone landuse table - The dwelling is a permissible landuse with consent.

  The objectives of the R1 zone are as follows:

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

- Clause 2.3(2) - The proposal is consistent with the zone objectives as it contributes to the range of housing options in the locality.
- Clause 2.7 - The demolition requires consent as it does not fit within the provisions of SEPP (Exempt and Complying Development Codes) 2008.
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 8.40m which complies with the standard height limit of 8.5m applying to the site. Amendments have been made to reduce the building height at the rear addition.
- Clause 4.4 - The floor space ratio of the proposal is 0.53:1, which complies with the maximum 0.65:1 floor space ratio applying to the site.
- Clause 4.6 - Exceptions to development standards are not proposed.

- Clause 5.10 - 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 and fill does not exceed 1.0m	Yes
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	Retaining walls are not proposed.	Yes
	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.	Front fence existing. Rear boundary fence to deck set back 1m from boundary.	NA

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 subdivision and not a separate permissible land use within environment protection zones.	APZs are not proposed.	Yes
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	The site is not flood prone.	NA

DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Parking Provision			
24	a) Off-street Parking is provided in accordance with Table 3: - 1 parking space per each dwelling for dwelling-house.	Two spaces provided in the garage - existing.	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.	The garage (existing) is located at least 1m behind the building line.	NA

	d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking.	Layout acceptable.	Yes
34	a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.	Parking and manoeuvring (existing) considered acceptable.	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.	Stormwater to existing inter allotment drainage at rear of site.	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	Proposed first floor front deck setback 3.5m from	Yes

	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.	boundary and located 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	Setback to the dwelling ground floor bay window is 6.14m. Setback to the new first floor deck is 3.5m.	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.	Garage located at least 1m behind the building line.	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.	Total width of garage openings (existing) openings is less than 50% of width of the building.	NA

	c) Driveway crossovers are no greater than 5.0m in width.	Existing. No change proposed.	NA
	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 applicable.	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).	Rear setback to wall of dwelling is 4.46m. Proposed deck and covered outdoor kitchen are located between 0.96 and 1.0m to rear (as amended). Recommended condition of consent to require the structures to be at least 1.0m from the rear boundary consistent with the easement for drainage along the boundary.	No* Refer to comments beside and below regarding permitted variation.
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	Existing pool.	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.	A minimum 4m setback to the dwelling is provided for the entire length of the western boundary.	Yes
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Ground floors are located greater than 1.0m to side boundaries.	Yes

	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.	First floor and above located 1.37m (including existing) to eastern boundary and between 5.4m to 4.27m (existing) from the western boundary. Due to the orientation of the site, the setback of 1.37m to first floors and above is considered acceptable as the proposal is consistent with existing setbacks will not result in adverse overshadowing to principal living rooms and private open space of adjoining dwellings for more than 3hrs between 9am and 3pm on 21 June.	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.	The eastern wall including front balcony is 22.3m long and does no incorporate articulation. This is considered acceptable as a variation of materials will be used to break up the appearance and the wall is obscured by the adjacent dwelling when viewed from the street. Openings have been minimised for acoustic privacy.	No* However, considered acceptable.
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.	Adequate open space is available.	Yes

	b) Private open space may include clothes drying areas and garbage storage.	Adequate are available.	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 existing.	NA
	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.	Front fence existing.	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,	Front fence existing.	NA
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	Front fence existing.	NA
	d) provide a 3m x 3m splay for corner sites, and	Front fence existing.	NA
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	Front fence existing.	NA
50	a) For tennis courts or other similar areas, chain wire fences should be black or dark green plastic coated mesh.	Tennis court is not proposed.	NA

	b) Solid fences enclosing these facilities should not be permitted over 1.8m.	Tennis court is not 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.	Direct views are not available.	Yes
	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.	Direct views are not available to indoor living rooms and principal open space to the east and west. The dwelling to the north located at 70 Bangalay Drive is located more than 9m from the proposed rear deck. The rear yard of No. 70 Bangalay Drive includes landscaping that obscures views of part of the yard. It is recommended that the proposed fence along the deck be provided as a solid fence/privacy screen and increased in height from 1.5m to a minimum 1.7m above the deck floor level to prevent	NA

		overlooking. A suitable condition of consent has been included.	
	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.	Additional privacy protection is not required in this regard.	NA
	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.	Refer to (b) above.	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: − Ground and first floor (and above) indoor living room windows are within a 9m radius of the trafficable area of the roof terrace;	Roof terrace is not proposed.	NA

	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.	Roof terrace is not 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*.	Roof terrace is not proposed.	NA
Water Recreation Structure (Boat Launching Ramp, Jetty and Mooring) - are not proposed. Objectives 53 to 55 do not apply.			
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	Rainwater tank to be located behind the building line. Swimming pool is existing.	Yes

	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.		

The proposal seeks to vary Development Provision relating to the setback of the deck and covered BBQ area to the rear boundary and articulation of the wall along the eastern boundary.

The relevant objectives are Objective 46 and Objective 47 as follows:

Side and Rear Setbacks

46. Objective

- 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.

Development Provisions

a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).

b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.

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.

d) A detailed site analysis is to be provided indicating the impact of the design on adjoining dwellings and open space areas.

Note:
In relation to setback requirements for low-density development, corner blocks do not have a rear boundary.

Having regard for the development provisions and relevant objectives, the variation to Objective(a) is considered acceptable for the following reasons:

- The setback to the deck and covered outdoor kitchen will not result in adverse overshadowing or privacy, noting that a fence is proposed along the northern edge of the deck and the separation distance to the dwelling to the north.
- The development also achieves a minimum 4.0m wide setback to the western boundary for the equivalent length of the rear boundary of 21.3m.

47. Objective

- To reduce overbearing and perceptions of building bulk on adjoining properties.
- To provide for visual and acoustic privacy between dwellings.

Development Provisions

a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.

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.

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.

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

- The eastern wall including front balcony is 22.3m long and does no incorporate articulation. This is considered acceptable as the existing dwelling does not incorporate articulation, materials/finishes used to break up the appearance and limited openings provide for acoustic and visual privacy.

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 61

Demolition work on the site is capable of compliance with this Australian Standard and is recommended to be conditioned.

(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 compatible with other residential development in the locality and adequately addresses planning controls for the area.

The new dwellings under construction to the east at 45A and 45B The Summit are likely to enjoy extensive coastal and hinterland views to the south across the front boundary and views to the north across the rear boundary as well as to the west across the side boundary. Impact on views as a result of the proposed alterations and additions to existing dwelling are not expected to be significant.

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 proposal will not have any significant adverse impacts in terms access, transport and traffic. The existing road network will satisfactorily cater for any increase in traffic generation as a result of the development.

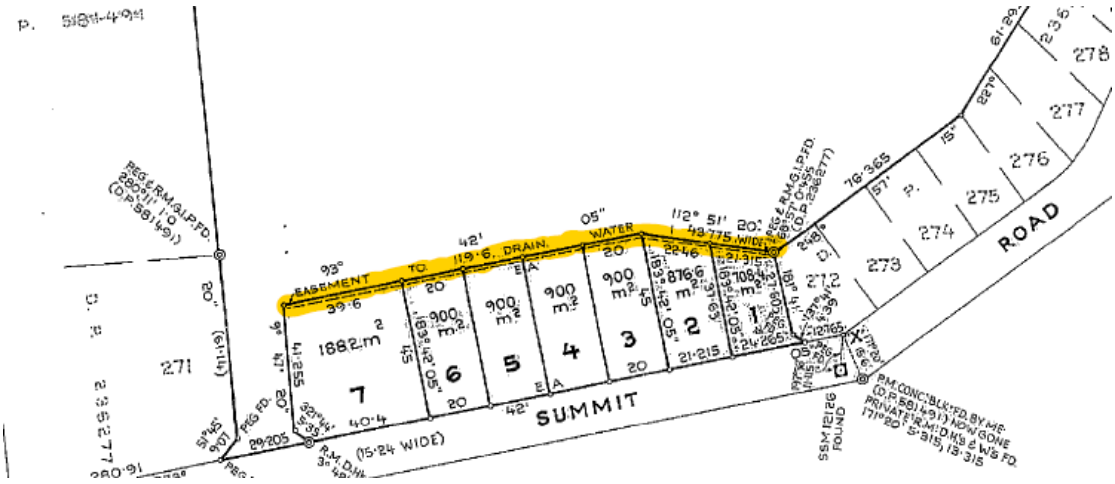
Water Supply Connection
Council records indicate that the development site has an existing 20mm sealed service from the 100mm diameter AC water main on the opposite side of The Summit Road. There are no water infrastructure requirements for this application.

Sewer Connection
Council records indicate that the development site has an existing sewer junction from the VC sewer main in the north west corner of the development site. The Development proposal can drain to the existing junction. Council records indicate there is an AC Sewer Main traversing under the existing dwelling, a CCTV inspection to assess the condition of Council's sewer mains shall be undertaken prior to construction work commencing and at the completion of all construction work in accordance with the Conduit Inspection Reporting Code of Australia WSA 05, at no cost to Council. Any damage to Council's sewer mains as a result of the construction work shall be rectified using a method approved by Council, at no cost to Council. Relevant Conditions have been added to the consent.

Stormwater
The development site naturally grades towards the rear and is serviced by an existing interallotment stormwater drainage system, which drains the site to downstream Roma Terrace.

The existence of this interallotment stormwater pipeline was not known to Council prior to the submission of this application, however its existence has been subsequently confirmed by:

- Review of DP614186 and the associated 88B instrument, which details the extent of the easement for drainage as highlighted on the plan excerpt below.



- The 88B instrument associated with the abovementioned deposited plan notes that Port Macquarie - Hastings Council is the beneficiary of the 1m wide easement for drainage shown between lots 1 and 7 on the image above, meaning that the pipeline is a Council asset.
- A file search has located a copy of the plans for the original construction of the Summit Road, and include detail of the characteristics of the interallotment stormwater pipeline (dimensions, alignment and depth).

In addition to the above, the applicant engaged a plumber to inspect the existing stormwater drainage system servicing the site and have confirmed that the existing dwelling is draining to a pipeline within the existing easement for drainage.

Subsequent to the above, Council has undertaken a CCTV inspection of the existing stormwater network in Roma Terrace and can confirm that there is an outlet from the easement into that existing piped drainage system. Due to the relatively small size of the interallotment pipeline (150mm), the Council's stormwater CCTV equipment is unable to inspect the length of the interallotment pipeline, however a dye test is being scheduled. If any deficiencies are found, this will be addressed by Council separate to the current development (as the pipeline is a Council asset).

With regard to the proposed development, the Council's current AUSPEC specifications permit a single residential dwelling to drain to an existing easement for drainage without the need for on-site stormwater detention facilities (this is only required for developments that create >2 dwellings). The proposed additions satisfy this requirement.

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.

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

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

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

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

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

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

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

Bushfire
The site is not identified as being bushfire prone.

Safety, security and crime prevention
The proposed development will be unlikely to create any concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area. Adequate casual surveillance 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.

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

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

(c) The suitability of the site for the development

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

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

Three 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
Stormwater Drainage - Proposal does not explain how increased stormwater runoff will be disposed of. Concern that existing stormwater flow disperses onto the property to the north.	Stormwater will be directed to the north-western corner of the site to an existing easement connecting through to Roma Terrace to the west. A Section 68 application will be required as a condition of consent.
Height of Building - Concern that the proposal does not comply with Council's Local Environmental Plan. Concern that Council does not have delegation to determine a variation greater than 10%.	Amendments made to the plans during the assessment of the application to reduce the building height means that the overall height of the building above existing ground level complies with Clause 4.3 Height of Buildings of LEP 2011. Variation of the development standard is not proposed.
Proposed bulk of the development being 3 storeys is not in keeping with surrounding areas.	The overall height and bulk of the proposed development is similar to other dwellings at The Summit Road noting that the sites slope from south to north. Three storey development is acceptable in this case because the development does not exceed the development standard for height of building for the subject site being 8.5m.
Setback to the rear boundary - The BBQ area is proposed less than 1m to rear boundary. This is not considered sufficient for noise attenuation and privacy. The rear setback does not comply with the	The revised plans show the deck 1.0m from the rear boundary with fencing to the northern edge of the deck. A suitable condition of consent will be applied to require the outdoor kitchen and deck to be to be a minimum 1.0m to the boundary.

DCP. The covered BBQ area may be enclosed to create a living area.	Enclosure of the covered outdoor kitchen area is not proposed as part of the current application.
Privacy and overlooking - Overlooking from 3rd floor unacceptable and all windows facing rear boundary should be removed to preserve privacy to property to the north.	Proposed north facing windows at the rear of the first and second floor (eastern side) of the dwelling serve bedrooms and are not living rooms. Additional screening is not required in this case.
Accuracy of plans - Plans do not accurately depict the existing building. The front setback is not accurately depicted on the plans and should be determined by a registered surveyor. Lack of information about natural ground level. There is no overlay of the existing property to the new work and the dotted line (existing to be demolished) does not reflect the existing location.	Details for the existing and proposed dwelling as shown on the plans are considered accurate. Existing ground level is shown on the elevation plans. The plans include Reduced Levels and the location of the adjacent dwelling. The plans provide sufficient information for assessment of the application. Existing ground level was confirmed on site.
View loss to the west due to height of building. Height poles should be erected to assess view impacts from 45A and 45B The Summit Road.	The new dwellings under construction to the east at 45A and 45B The Summit are likely to enjoy extensive coastal and hinterland views to the south across the front boundary, north across the rear boundary. View loss across the side boundary of the adjacent property at 43 The Summit as a result of the proposed alterations and additions to existing dwelling are not expected to be significant. The erection of height poles is not considered necessary in this case noting the compliant height of dwelling. The setback to front boundary to the new first floor deck complies with DCP 2013. Alterations to the rear of the dwelling are located greater than 4.0m to the rear boundary and the single storey covered outdoor kitchen located within the rear 4.0m setback would not result in significant view loss for 45A or 45B The Summit Road.
BASIX Certificate required	A BASIX certificate has been submitted.
FSR calculation required.	Floor space ratio complies with LEP 2011.
Front articulation does not comply with the DCP or SEPP.	The proposed first floor deck located within the articulation zone is consistent with Council's DCP 2013. Reference to SEPP Exempt and Complying regarding

	development within the articulation zone is not relevant to this application.
Proximity to sewer - concern about construction within the zone of influence of the sewer and sewer manhole at 45A The Summit.	Suitable draft conditions of approval requiring a CCTV inspection to assess the condition of Council's sewer mains shall be undertaken prior to construction work commencing and at the completion of all construction work within the zone of influence have been incorporated in the draft consent.
No articulation in eastern wall - The eastern wall is approximately 20m in length and does not include sufficient articulation.	The existing eastern wall including first floor, is located within 3m of the boundary. The proposed additions are in line with the existing building and considered acceptable in this case. It is also noted that there will be limited views of the eastern elevation from the adjoining dwelling at 45A The Summit Road, currently under construction, because the approved dwelling (DA2018 - 876) has highlight/screened window and screened decks facing west towards the subject wall.
Location of retaining wall - The plans do not accurately represent the fall of the site. There is a retaining wall across the rear of the property of approximately 1 to 1.5m not noted on the plans. Is there plans to build a new rear retaining wall.	Location of the existing retaining wall at rear boundary is noted. The plans do not show a new rear retaining wall.
Ancillary structures - concern about the lack of detail for items on plans shown 'to future detail' including the privacy screen and awning adjacent to the eastern boundary as it creates no separation between the dwelling and creates a fire hazard.	Free standing privacy screen and non-combustible awning adjacent to eastern boundary have been deleted from the plans. Revised plans show details for the full height privacy screen to the front first floor deck.
Privacy screen front deck - concern that the full height privacy screen to the eastern boundary is subject to future detail as shown on plan, and may not conform to DCP or building code requirements. A full height screen will also impact view sharing.	Details for the full height screen to the eastern elevation of the first floor deck have been provided on the amended plans. The screen is shown as weatherboard cladding. Views from the adjoining property to the east though a privacy screen would negate the function of the screen which is intended for privacy between the dwellings. Refer also to comments above regarding view loss across side boundary.
Privacy screen to eastern elevation of BBQ area - concern about the	The covered outdoor kitchen area is located greater than 900mm from the

height that is greater than a 1.8m dividing fence.	eastern boundary and considered acceptable in this case.
Overshadowing - additional shadow details will be necessary to show the extent of shadow impact to the western elevation of 45A The Summit Road.	Due to the orientation of the site, the setback of 1.37m to first floors and above is considered acceptable as the proposal is will not result in adverse overshadowing to principal living rooms and private open space of adjoining dwellings approved under DA2018 - 876, that are orientated to the north, for more than 3hrs between 9am and 3pm on 21 June.
Existing air conditioning unit is non-compliant.	The air conditioning unit is proposed for removal.

(e) The Public Interest

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

Ecologically Sustainable Development and Precautionary Principle

Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes.
The four principles of ecologically sustainable development are:

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

The principles of ESD require that a balance needs to be struck between the man-made development and the 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

Section 7.11 Contributions

The proposed development will comprise a new single dwelling and does not involve the creation of any additional residential component. As a result, s7.11 contributions do not apply.

Section 7.12 Contributions

The proposed development will comprise alterations and additions to a single dwelling and does not contain any commercial/industrial component. As a result, s7.12 contributions do not apply.

Section 64 Water and Sewer Contributions

The proposed development will comprise alterations and additions to a single dwelling and does not propose any additional residential component. As a result, s64 water supply and/or sewerage developer charges do not apply.

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 amendments have been made and conditions have been recommended to manage the impacts attributed to these issues.

The proposed development does not raise any significant general public interest issues beyond matters already addressed in this report. Overall, the proposed development is consistent with the provisions and objectives of the relevant planning controls and will have an acceptable impact on the surrounding natural and built environment. Approval of the application is considered to be in the public interest as it achieves the LEP objectives for development in the zone. No significant adverse environmental, social or economic impacts on the locality have been identified. Accordingly, the proposal is considered to be in the public interest.

Attachments

1. DA2022 - 742.1 Recommended Conditions
2. DA2022 - 742.1 Plans

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2022/742 **DATE: 8/03/2023**

PRESCRIBED CONDITIONS

The development is to be undertaken in accordance with the prescribed conditions of Part 4 - Division 2 of the *Environmental Planning & Assessment Regulations* 2021.

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
Architectural Plans as stamped	6329-DA1.1 REV D, DA1.2 REV D, DA1.3 REV C, DA1.4 REV C DA1.5 REV C DA1.6 REV D, DA1.7 REV D, DA1.8 REV D, DA1.9 REV D, DA2.10 REV D DA3.11 REV D DA4.12 REV D DA5.13 REV C	King & Campbell P/L	13 December 2022
BASIX Certificate	A460463_02	King & Campbell P/L	13 December 2022

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

(2) (A002) No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:

a) the appointment of a Principal Certifying Authority and

b) the date on which work will commence.

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

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(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 appropriate receptacles into separate waste streams;
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) (A057) The applicant is to ensure the proposed development will drain to the existing point of connection to Council's sewerage system.

B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

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

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

(2) (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, Australian Rainfall and Runoff 2019, the requirements of Relevant Australian Standards and shall make provision for the following:

a) The legal point of discharge for the proposed development is defined as the existing interallotment drainage system,

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

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

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(3) (B195) The development, including outdoor kitchen, to be located a minimum 1.0m from the rear boundary. Details to be submitted to the Certifying Authority with the Construction Certificate application.

(4) (B196) A privacy screen or fence to be provided to the northern side of the rear ground floor deck to prevent direct views to the adjoining property. Screening to be of a minimum 1.7m height above the deck floor level that has 25% openings (maximum), with no individual opening more than 30mm wide, is permanently fixed and is made of durable materials. Details of the screening to be provided to the Certifying Authority with the Construction Certificate application.

C – PRIOR TO ANY WORK COMMENCING ON SITE

(1) (C013) Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.

(2) (C017) A CCTV inspection to assess the condition of Council's sewer mains shall be undertaken prior to construction work commencing and at the completion of all construction work in accordance with the Conduit Inspection Reporting Code of Australia WSA 05, at no cost to Council. Any damage to Council's sewer mains as a result of the construction work shall be rectified using a method approved by Council, at no cost to Council.

D – DURING CONSTRUCTION

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

(3) (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.

(4) (E057) 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

(5) (E058) Written confirmation being provided to the Principal Certifying Authority (PCA) from any properly qualified person (eg the builder), stating that all commitments made as part of the BASIX Certificate have been completed in accordance with the certificate.

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

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F – OCCUPATION OF THE SITE

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

DRAFT

KING + CAMPBELL

DEVELOPMENT APPLICATION

6329

43 THE SUMMIT RD PORT MACQUARIE

Layout Index

Layout No:	Layout Name	Rev.
DA1.1	COVERSHEET	D
DA1.2	SITE PLAN	D
DA1.3	EXISTING GROUND	C
DA1.4	EXISTING FIRST	C
DA1.5	EXISTING SECOND	C
DA1.6	PROPOSED GROUND	D
DA1.7	PROPOSED FIRST	D
DA1.8	PROPOSED SECOND	D
DA1.9	PROPOSED ROOF	D
DA2.10	SECTIONS	D
DA3.11	ELEVATIONS	D
DA4.12	WINDOW / DOOR SCHEDULE	D
DA5.13	SHADOW DIAGRAMS	C

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.

IF ANY DISCREPANCY, AMBIGUITY , ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO KING AND CAMPBELL, ARCHITECTS BEFORE PROCEEDING.

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

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 2010. RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

SUB-FLOOR VENTILATION TO COMPLY WITH PART 3.4.1 BCA VOL TWO.

WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH BCA PART 3.9.2

POOL SAFETY FENCE TO TO COMPLY WITH AS1926.1-2012 & SWIMMING POOLS ACT 1992.

ACCESS AND FITTINGS TO COMPLY WITH AS1428.1 WHERE APPLICABLE.

INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS3786 1993 & BCA PART 3.7.2

PLUMBING & DRAINAGE SYSTEMS TO COMPLY WITH AS3500.

TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660 2014.

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600 2009.

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 2011.

DAMP-PROOF COURSES & FLASHINGS TO BE IN ACCORDANCE WITH AS/NZS 2904 1995.

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 2002.

UNPLASTICISED PVC (UPVC) DOWNPIPE AND FITTINGS FOR RAINWATER TO COMPLY WITH AS1273 1991.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS1562 1992.

ALL PEDESTRIAN SURFACES TO COMPLY WITHAS/NZS3661 SLIP RESISTANCE.

ALL STAIR SURFACES TO COMPLY WITH AS4586 2013.

SKYLIGHTS TO BE INSTALLED IN ACCORDANCE WITH AS4285 1995.

BUILDING CONSTRUCTION WITHIN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959 2009.

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2006 & AS 2047 2014.

WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 2010.

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZS 3018 2001.

ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001. ALL DEBRIS, RUBBISH AND RESIDUAL WASTE IS TO BE REMOVED FROM SITE.

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW

DATUM AHD

SCALE 1:1, 1:100@A1 (X:X@A3)

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NOMINATED ARCHITECT: NSGS, SWIFT - NSW ARB No 7535 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: SITE PLAN

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO: 6329 _DA1.2

REVISION: D

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 2010. RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

SUB-FLOOR VENTILATION TO COMPLY WITH PART 3.4.1 BCA VOL TWO.

WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH BCA PART 3.9.2

POOL SAFETY FENCE TO TO COMPLY WITH AS1926.1-2012 & SWIMMING POOLS ACT 1992.

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INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS3786 1993 & BCA PART 3.7.2

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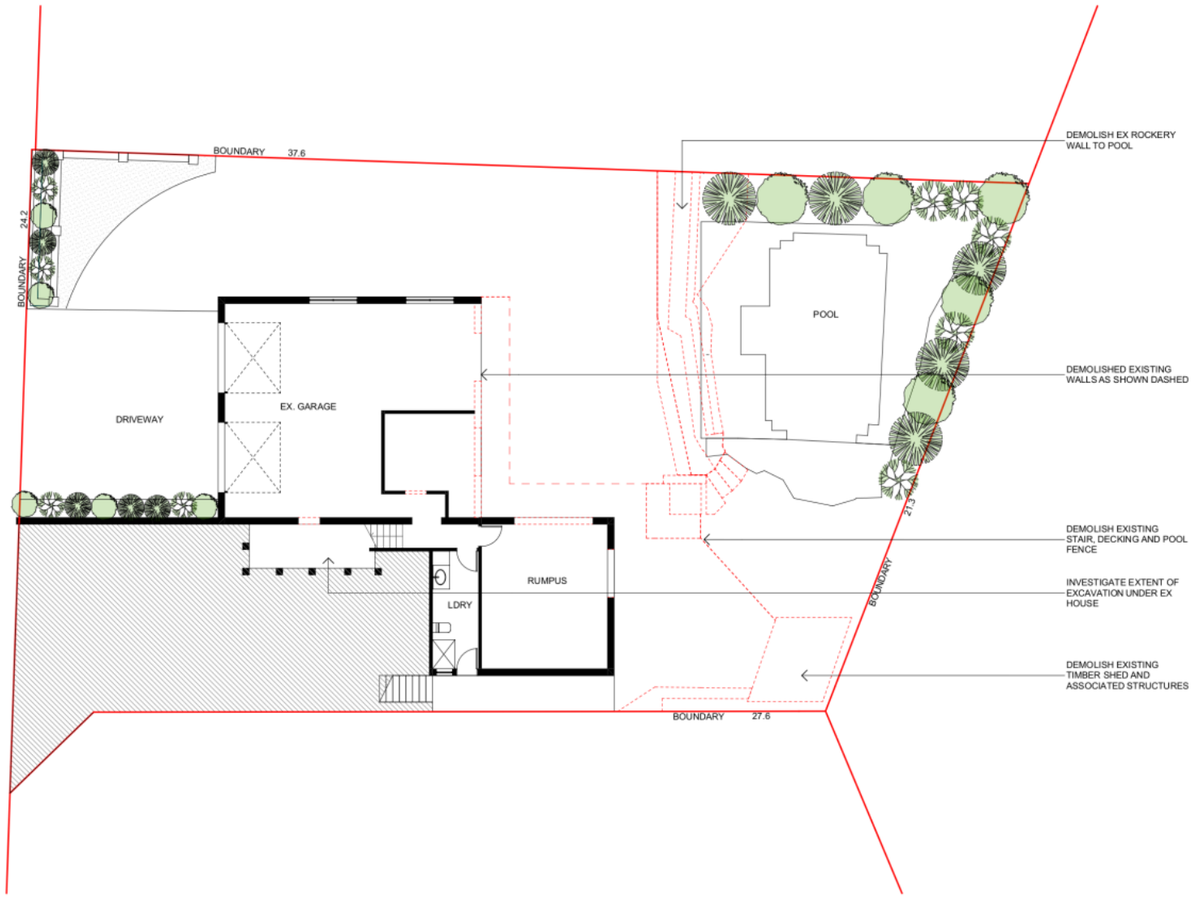

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	EXISTING TO BE DEMOLISHED
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REV.	DATE	DESCRIPTION	BY
C	18/07/2022	PRELIMINARY DA	TW

DATUM: AHD

SCALE: 1:100, 1:1@A1 (X:X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7535 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: EXISTING GROUND

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO: 6329 _DA1.3

REVISION: C

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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SUB-FLOOR VENTILATION TO COMPLY WITH PART 3.4.1 BCA VOL TWO.

WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH BCA PART 3.9.2

POOL SAFETY FENCE TO TO COMPLY WITH AS1926.1-2012 & SWIMMING POOLS ACT 1992.

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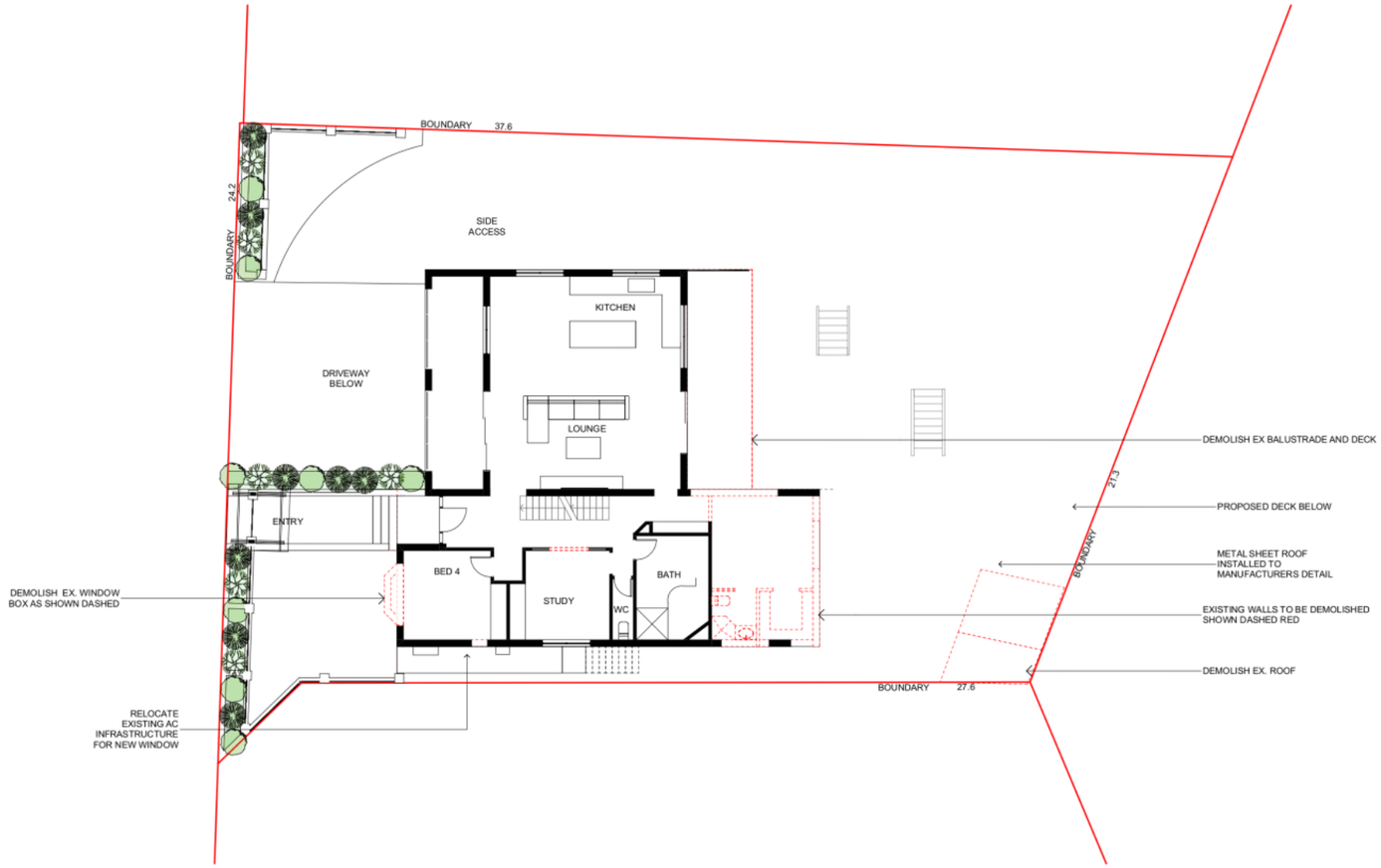

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C	18/07/2022	PRELIMINARY DA	TW

DATUM AHD

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NOMINATED ARCHITECT : NIGEL SWIFT - NSW ARB No 7020 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: EXISTING FIRST

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO: 6329 _DA1.4

REVISION: C

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH BCA PART 3.9.2

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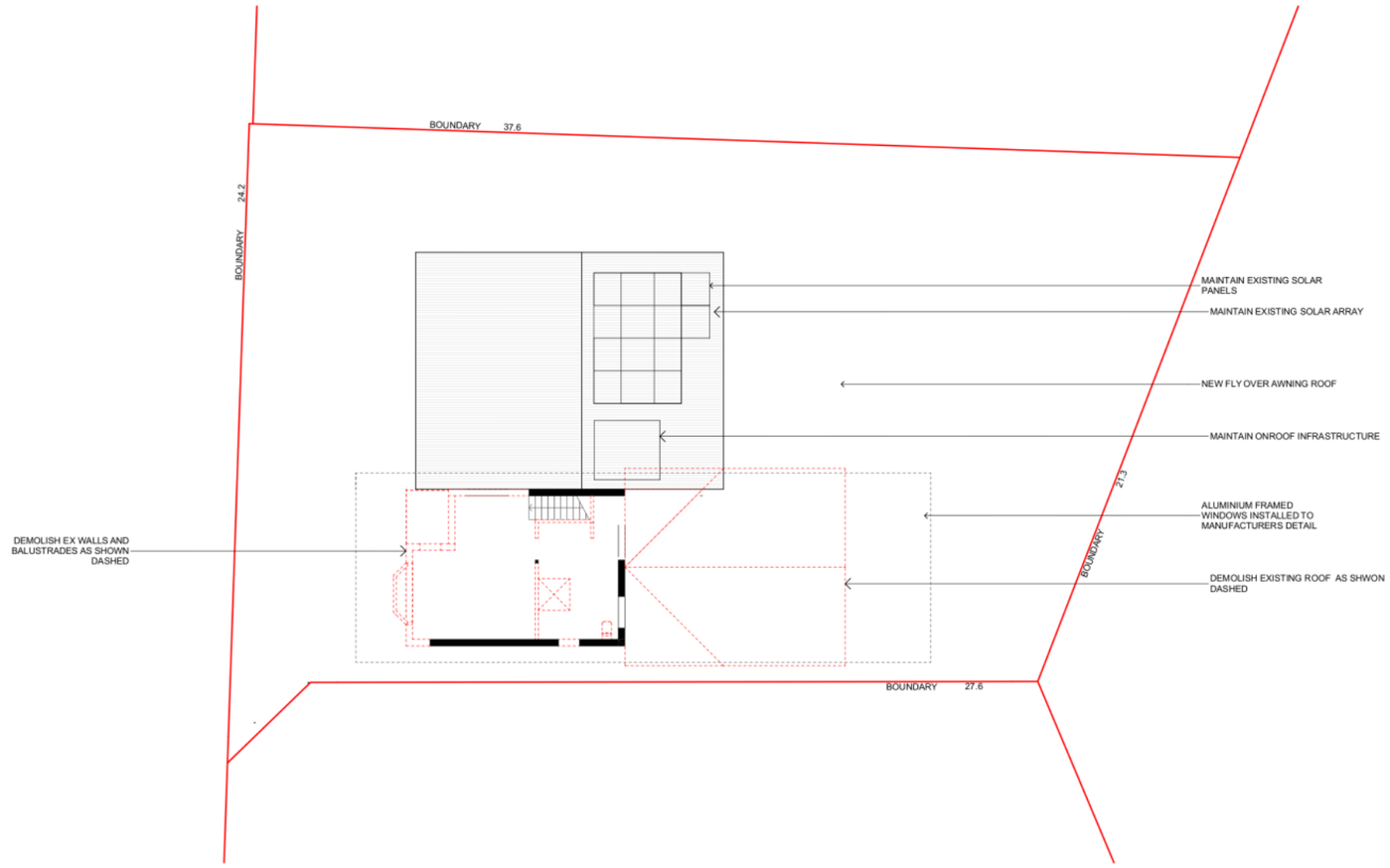

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DATUM AHD

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7535 QLD ARB No 3857

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: EXISTING SECOND

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA1.5

REVISION: C

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH BCA PART 3.9.2

POOL SAFETY FENCE TO TO COMPLY WITH AS1926.1-2012 & SWIMMING POOLS ACT 1992.

ACCESS AND FITTINGS TO COMPLY WITH AS1428.1 WHERE APPLICABLE.

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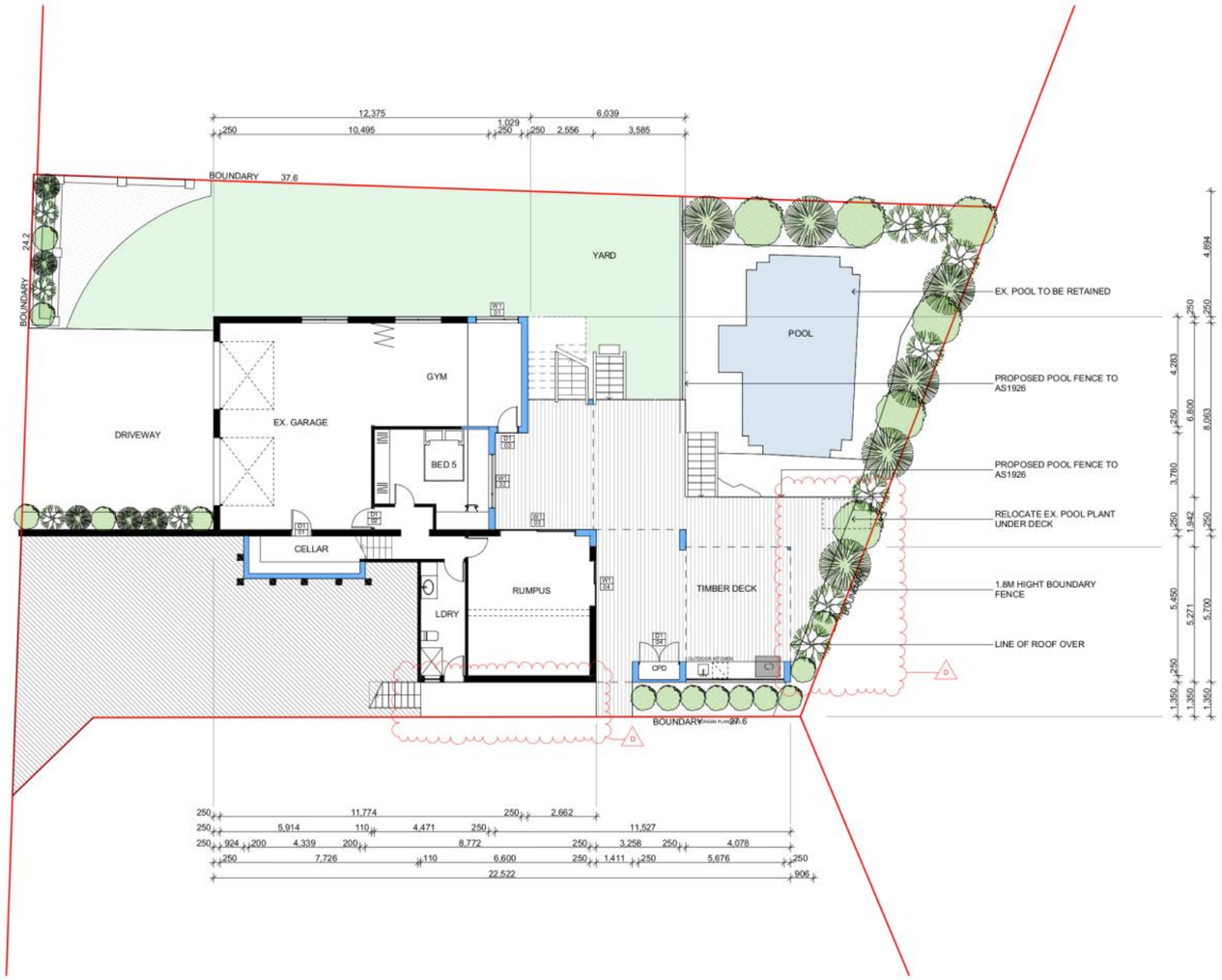

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW
B	18/05/2022	Sketch Design	TW
A	18/05/2022	Sketch Design	TW

DATUM AHD

SCALE 1:100, 1:1@A1 (X.X@A3)

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NOMINATED ARCHITECT: NSQS, SAYFT - NSW ARB No 7535 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: PROPOSED GROUND

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO: 6329 _DA1.6

REVISION: D

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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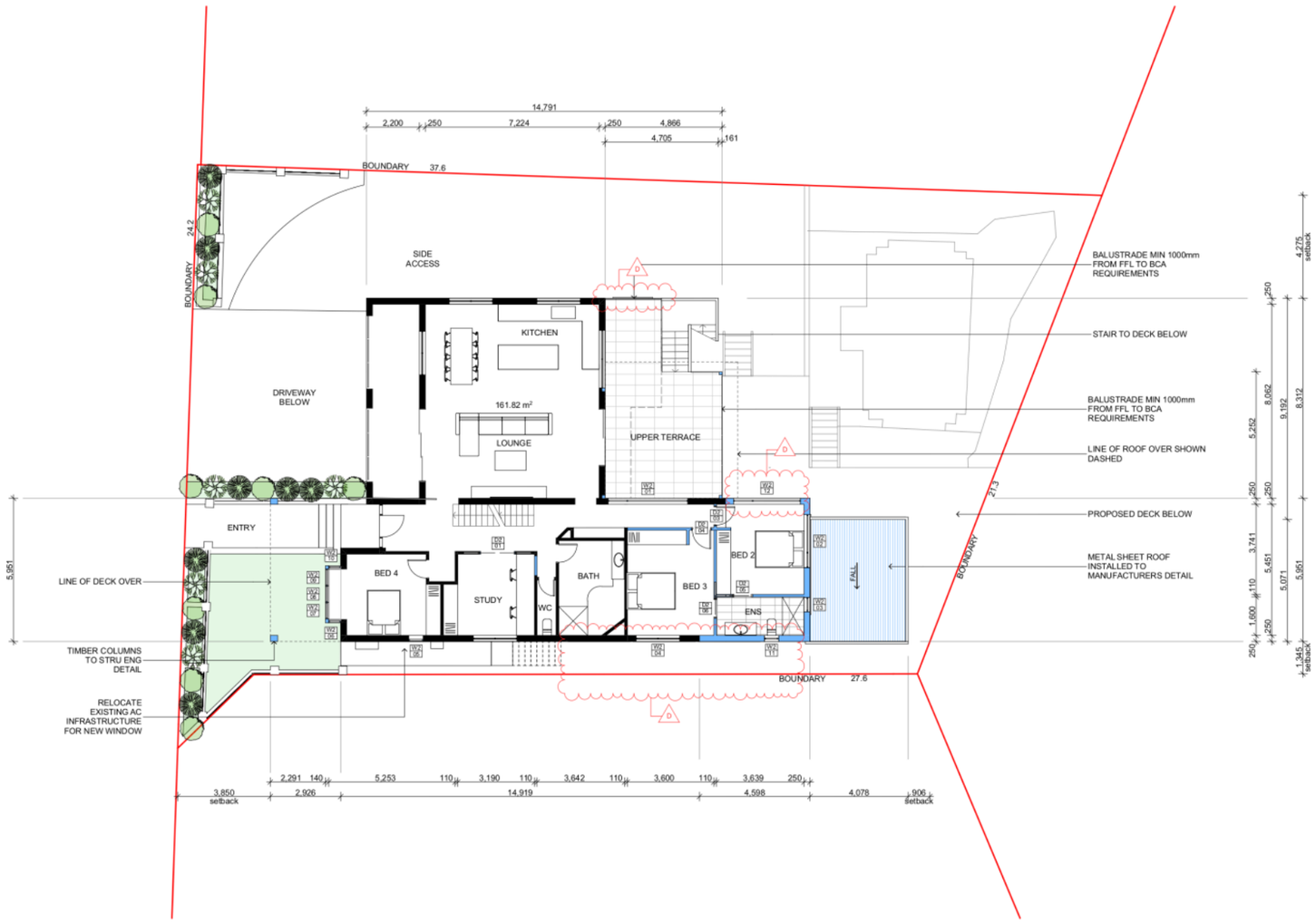

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EXISTING TO BE DEMOLISHED

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW
B	18/05/2022	Sketch Design	TW
A	18/05/2022	Sketch Design	TW

DATUM: AHD

SCALE: 1:100, 1:1@A1 (X:X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 QLD ARB No 3457

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: PROPOSED FIRST

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.	REVISION
6329 _DA1.7	D

GENERAL NOTES:

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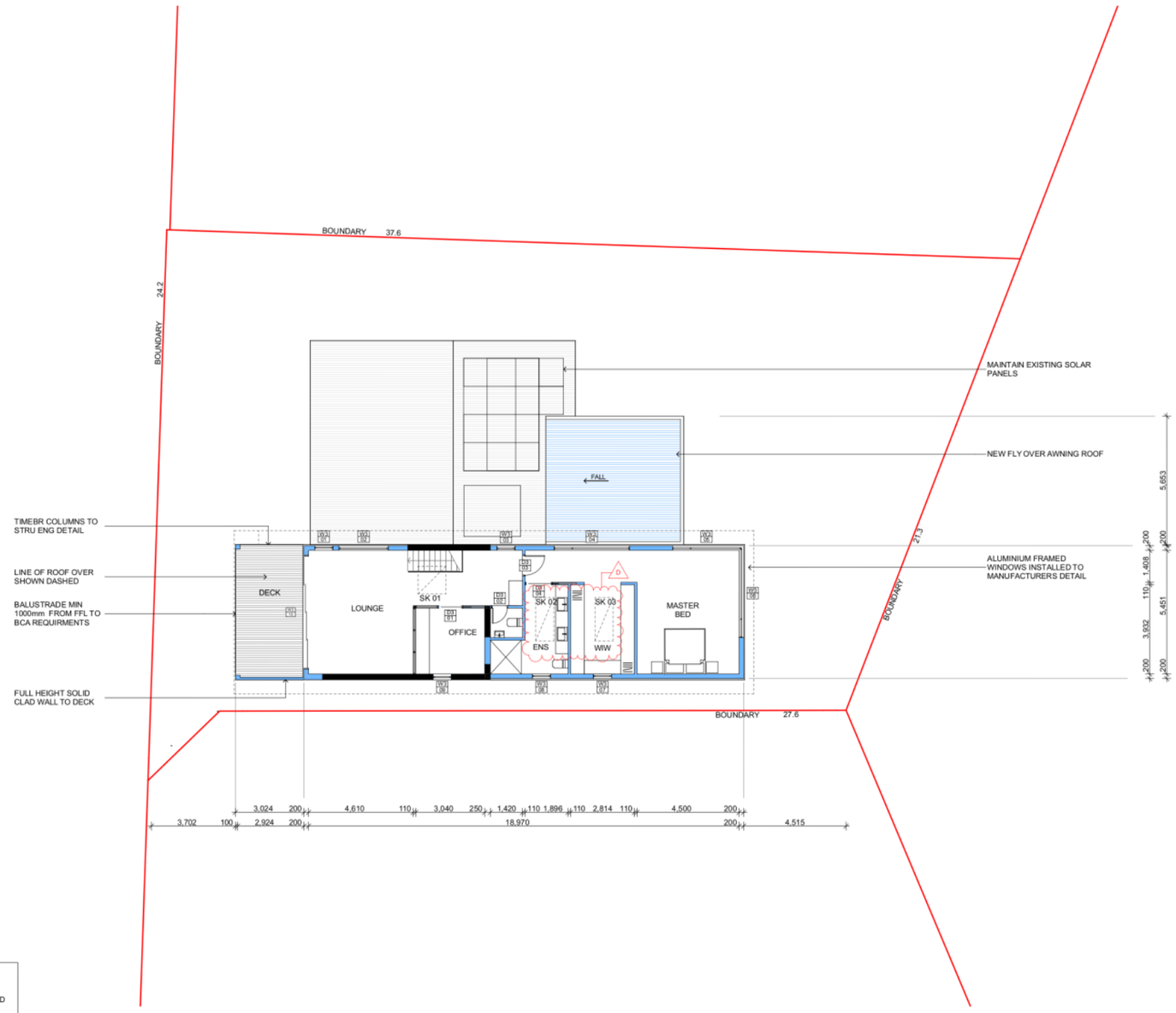

EXISTING TO BE RETAINED

EXISTING TO BE DEMOLISHED

PROPOSED CONSTRUCTION

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW
B	18/05/2022	Sketch Design	TW
A	18/05/2022	Sketch Design	TW

DATUM: AHD

SCALE: 1:100, 1:1@A1 (X,X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7535 QLD ARB No 3457

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: PROPOSED SECOND

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA1.8

REVISION: D

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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EXISTING TO BE RETAINED

EXISTING TO BE DEMOLISHED

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW

DATUM AHD

SCALE: 1:100, 1:1@A1 (X:X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7535 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: PROPOSED ROOF

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA1.9

REVISION: D

GENERAL NOTES:

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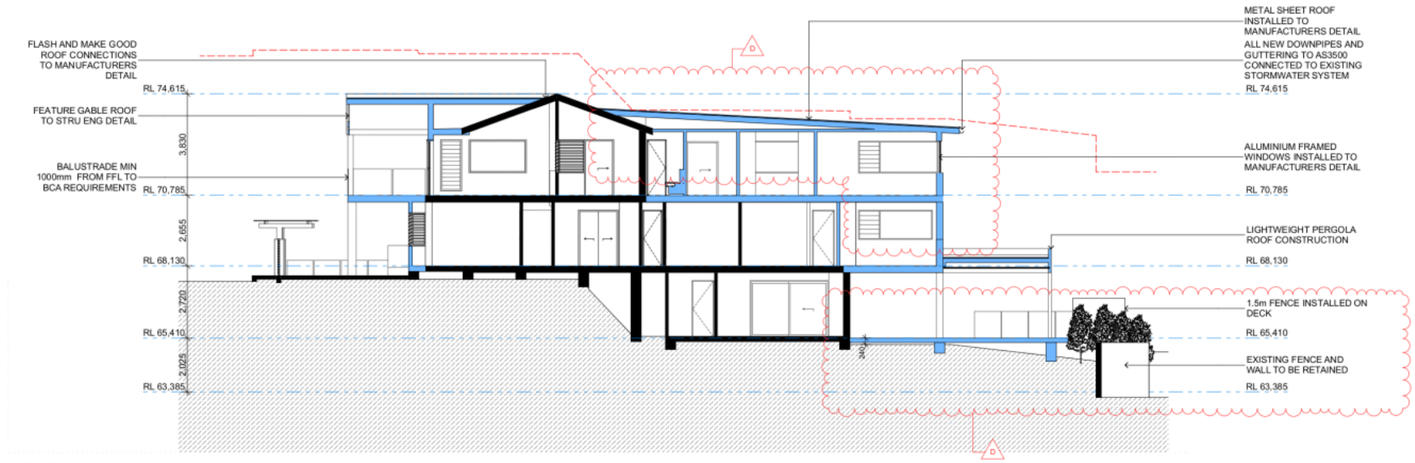
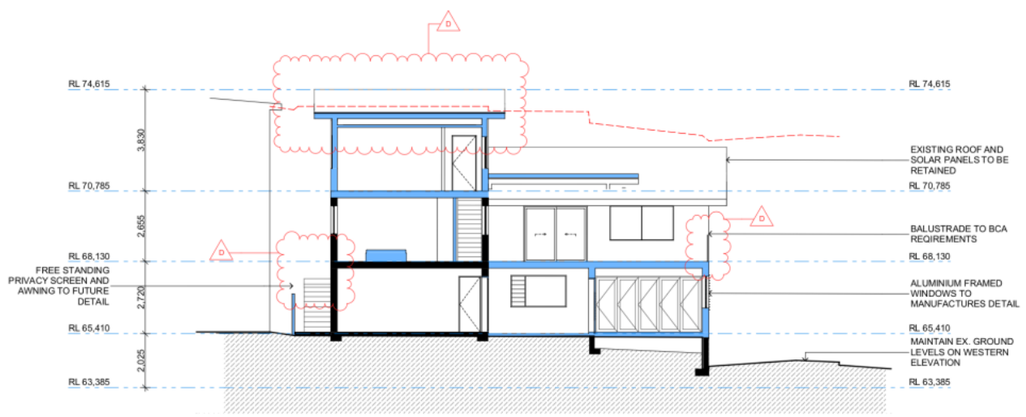


SECTION 01



SECTION 02

	EXISTING TO BE RETAINED
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	PROPOSED CONSTRUCTION

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW
B	18/05/2022	Sketch Design	TW
A	18/05/2022	Sketch Design	TW

DATUM: AHD

SCALE: 1:100, 1:1@A1 (X:X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7035 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: SECTIONS

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA2.10

REVISION: D

GENERAL NOTES:

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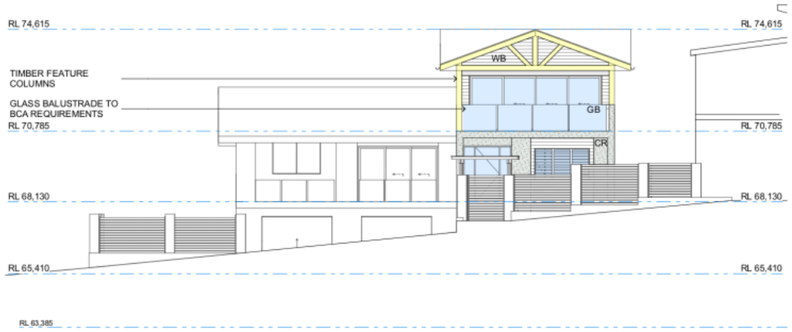
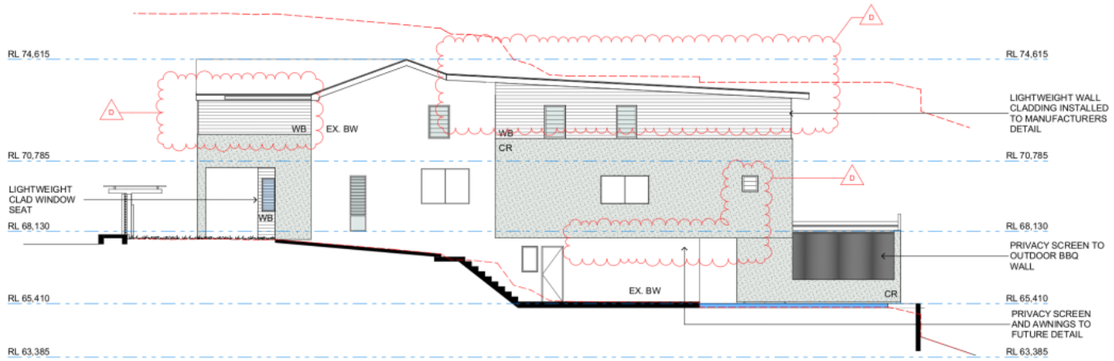
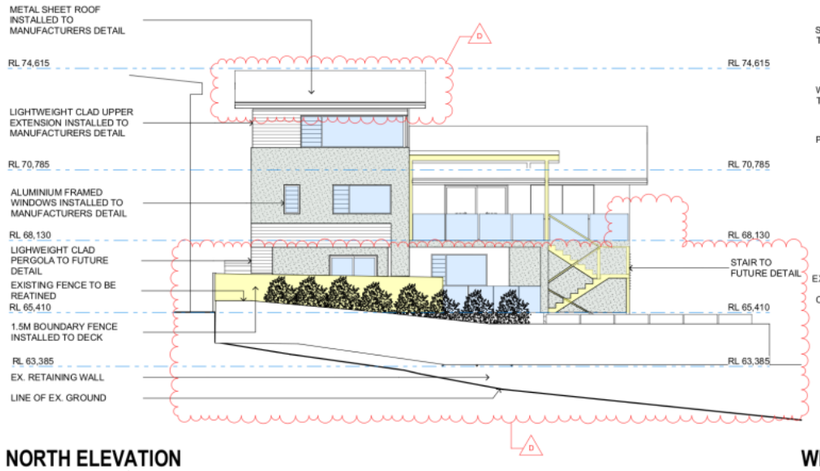


SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

PRELIMI

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REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW
B	18/05/2022	Sketch Design	TW
A	18/05/2022	Sketch Design	TW

DATUM: AHD

SCALE: 1:100, 1:1@A1 (X:X@A3)

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NOMINATED ARCHITECT: NSGS. SWIFT - NSW ARB No 7035 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: ELEVATIONS

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA3.11

REVISION: D

GENERAL NOTES:

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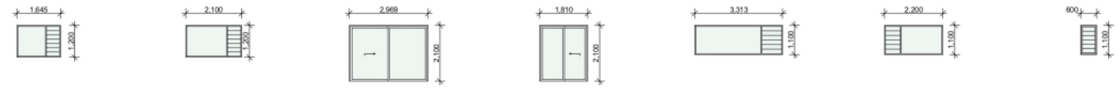
ELEVATION

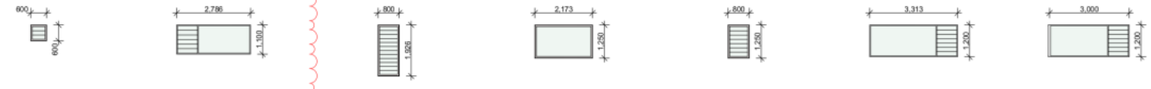


WINDOW NUMBER	W1 01	W1 02	W1 03	W1 04	W2 01	W2 02	W2 03
WINDOW TYPE	FIXED & LOUVRED	FIXED & LOUVRED	SLIDING	SLIDING	FIXED & LOUVRE	FIXED & LOUVRE	LOUVRE
AREA (m2)	1.78	2.3	5.37	3.12	3.3	2.19	0.66
ORIENTATION	W	N	W	N	W	N	N
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
NOTES							

ELEVATION

WINDOW NUMBER	W2 04	W2 05	W2 06	W2 07	W2 08	W2 09	W2 10
WINDOW TYPE	SLIDING	LOUVRE & FIXED	LOUVRE	LOUVRE	LOUVRE	LOUVRE	LOUVER
AREA (m2)	1.8	1	0.5	0.73	0.73	0.73	0.5
ORIENTATION	E	E	E	S	S	S	W
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
NOTES	FROSTED GLASS	FROSTED GLASS					

ELEVATION



WINDOW NUMBER	W2 11	W2 12	W3 01	W3 02	W3 03	W3 04	W3 05
WINDOW TYPE	LOUVRE	FIXED & LOUVRE	LOUVRE	FIXED	LOUVRE	FIXED & LOUVRE	FIXED & LOUVRE
AREA (m2)	0.24	2.8	1.22	2.3	0.77	3.66	3.3
ORIENTATION	E	W	W	W	W	W	W
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
NOTES	FROSTED GLASS						

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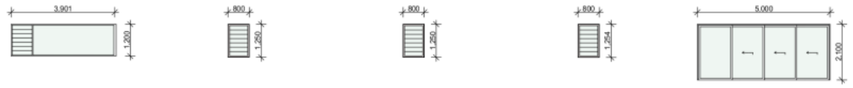
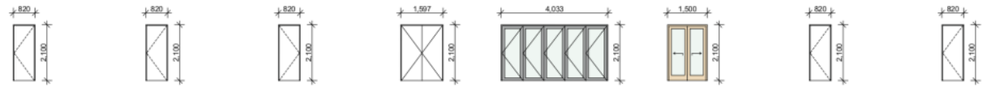


WINDOW NUMBER	W3 06	W3 07	W3 08	W3 09	W3 10
WINDOW TYPE	FIXED & LOUVRE	LOUVRE	LOUVRE	LOUVRE	SLIDING
AREA (m2)	4.33	0.77	0.77	0.77	9.3
ORIENTATION	N	E	E	E	S
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
NOTES		FROSTED GLASS	FROSTED GLASS	FROSTED GLASS	

WINDOW SCHEDULE

ELEVATION



DOOR NUMBER	D1 01	D1 02	D1 03	D1 04	D1 05	D2 01	D2 03	D2 04
DOOR TYPE	HINGED	HINGED	HINGED	HINGED	FOLDING	CAVITY SLIDING GLASS IN...	HINGED	HINGED

ELEVATION

DOOR NUMBER	D2 05	D2 06	D3 01	D3 02	D3 03	D3 04
DOOR TYPE	CAVITY SLIDING	CAVITY SLIDING	CAVITY SLIDING	HINGED	HINGED	CAVITY SLIDING

DOOR SCHEDULE

PRELIMINARY DA

KING + CAMPBELL

King & Campbell Pty Ltd
www.King Campbell.com.au
A: PO Box 243 Port Macquarie NSW 2444
T: 02 6586 2555
F: 02 6583 4064
E: info@King Campbell.com.au

REV.	DATE	DESCRIPTION	BY
D	13/12/2022	REVISED DA DRAWINGS	TW
C	18/07/2022	PRELIMINARY DA	TW

DATUM: AHD

SCALE: 1:1@A1 (X:X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7035 QLD ARB No 3657

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: WINDOW / DOOR SCHEDULE

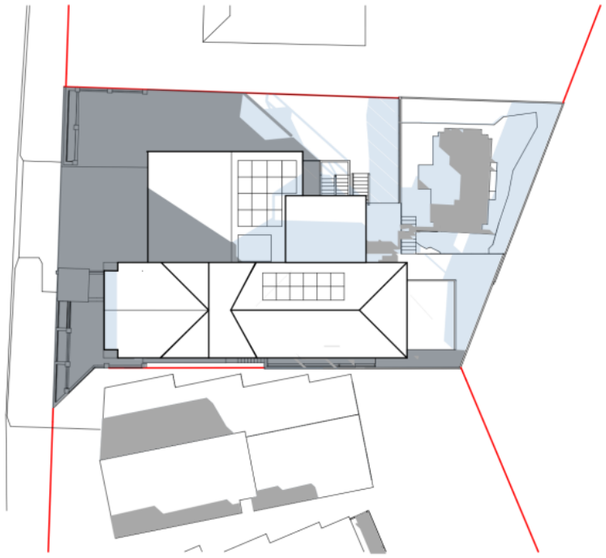
A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

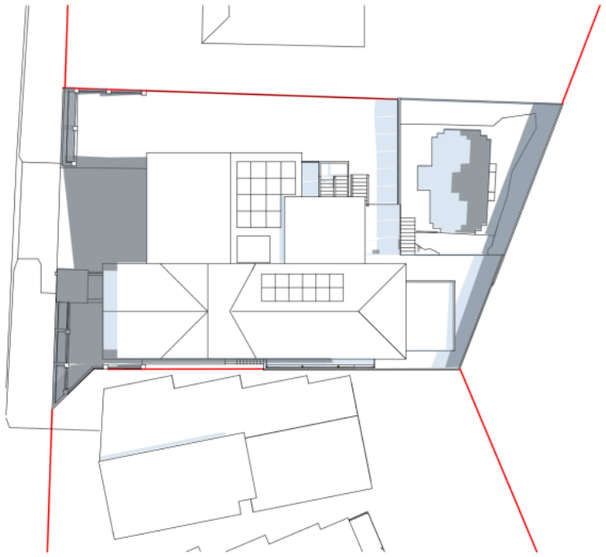
CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA4.12

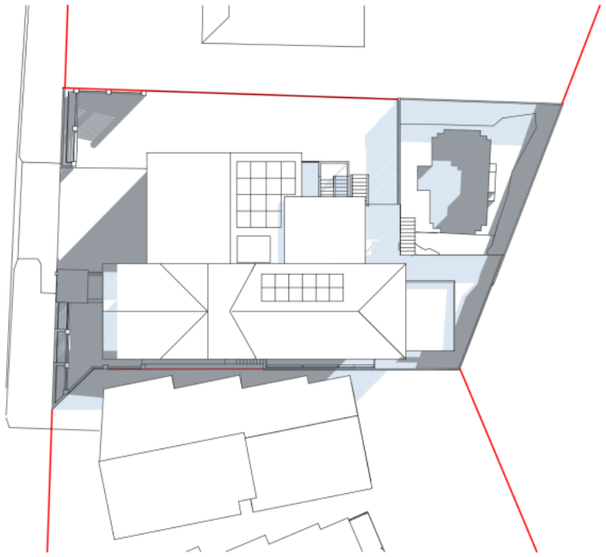
REVISION: D



SHADOWS 9AM JUNE 21



SHADOWS 12PM JUNE 21



SHADOWS 3PM JUNE 21

PROPOSED SHADOWS

EXISTING SHADOWS

PRELIMINARY DA

KING + CAMPBELL

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REV.	DATE	DESCRIPTION	BY
C	18/07/2022	PRELIMINARY DA	TW

DATUM: AHD

SCALE: 1:200@A1 (X:X@A3)

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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7035 QLD ARB No 3457

PROJECT NO:	6329
DA NO.:	#DA Number
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	TW
DATE CREATED:	PRELIMINARY

DRAWING TITLE: SHADOW DIAGRAMS

A1

PROJECT: THE SUMMIT HOUSE
43 THE SUMMIT RD PORT MACQUARIE

CLIENT: MATT EDWARDS

DRAWING NO.: 6329 _DA5.13

REVISION: C