

Development Assessment Panel

Business Paper

date of meeting:	Wednesday 5 June 2024
location:	Port Macquarie-Hastings Council
	17 Burrawan Street, Port Macquarie
	Function Room
time:	2:00 PM

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	19/07/23	15/08/23	20/09/23	18/10/23	15/11/23	7/02/24	6/03/24
David Crofts (Independent Chair)	~	~		~	~	А	
Chris Gee (Independent Member)		~	~	~	~	~	~
Michael Mason (Independent Member)	1	~	~	~		~	~
Dan Croft (Group Manager Development Services)	~	~	~	~	~	~	~
Tony McNamara (Independent Member)			~		~	~	~
Other attendees							
Mavor Peta Pinson							
Melissa Watkins (Director Community, Planning and Environment)	~						
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)	1				~	~	
Kate Kennedy (Building Surveyor)							
Warren Wisemantel							
Bob Slater (Development Assessment Planner)							
Alton Dick (Stormwater Engineer)							
Fiona Tierney (Development Assessment Planner)		~		~			~
Nicholas Powers (Development Assessment Planner)							~

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



Development Assessment Panel

7 February	Function Room	2.00pm
21 February	Function Room	2.00pm
6 March	Function Room	2.00pm
5 June	Function Room	2.00pm
19 June	Function Room	2.00pm
3 July	Function Room	2.00pm
17 July	Function Room	2.00pm
7 August	Function Room	2.00pm
21 August	Function Room	2.00pm
4 September	Function Room	2.00pm
18 September	Function Room	2.00pm
2 October	Function Room	2.00pm
16 October	Function Room	2.00pm
6 November	Function Room	2.00pm
20 November	Function Room	2.00pm
4 December	Function Room	2.00pm

Meeting Dates for 2024



Development Assessment Panel Meeting Wednesday 5 June 2024

Items of Business

ltem	Subject	Page
01	Acknowledgement of Country	<u>8</u>
02	Apologies	<u>8</u>
03	Confirmation of Minutes	<u>8</u>
04	Disclosures of Interest	<u>12</u>
05	DA2023 - 536.1 Multi Dwelling Housing and Strata Title Subdivision at Lot:2 DP 1295723, No.22 Castle Court Port Macquarie	<u>16</u>
06	General Business	



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 6 March 2024 be confirmed.





PRESENT

Members:

Chris Gee (Independent Member) Michael Mason (Independent Member) Tony McNamara (Independent Member) Dan Croft (Group Manager Development Services)

Other Attendees:

Grant Burge (Development Engineering Coordinator) Chris Gardiner (Senior Development Assessment Planner) Fiona Tierney (Development Assessment Planner) Beau Spry (Development Assessment planner) Nicholas Powers (Development Assessment Planner)

The meeting opened at 2.00pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

Nil.

03

CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 7 February 2024 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.



05 DA2023 - 700.1 DUAL OCCUPANCY AND STRATA SUBDIVISION AT LOT: 1 DP: 1227144, NO. 5A TREETOP CRESCENT PORT MACQUARIE.

Speakers:

Robyn Dawson (Opposing the application) Michael Lohmann (Opposing the application) Kerry Provis (Opposing the application)

CONSENSUS:

That DA2023 - 700.1 for a Dual Occupancy and Strata Title Subdivision at Lot 1, DP1227144, No. 5A Treetop Crescent, Port Macquarie, be determined by granting consent subject to the recommended conditions.

06 DA2022 - 931.1 SCHOOL (STAGE 1 & 2) AND CONCEPT APPLICATION FOR STAGE 3 EXPANSION OF SCHOOL AT LOT 10 DP 1223845, NO. 456 JOHN OXLEY DRIVE, THRUMSTER

Speakers:

Amanda Vagg (Opposing the application) Margaret Fettell (Opposing the application) Jamie Brennan (Opposing the application) Camellia Chooi (Opposing the application) Scott Marchant (applicant)

CONSENSUS:

That DA2022 - 931.1 for a School (Stage 1 & 2) and Concept Application for Stage 3 Expansion of School at Lot 10, DP 1223845, No. 456 John Oxley Drive, Thrumster, be deferred to enable the applicant to undertake an arborist assessment of all threes to be retained on site and provide a tree management safety plan so as to manage the safety of future users of the school site.

DA2019 - 917.2 SECTION 4.55 MODIFICATION TO ALTERATIONS AND ADDITIONS, CONSTRUCTION OF SECONDARY DWELLING, SWIMMING POOL AND TENNIS COURT TO INCLUDE TENNIS COURT LIGHTING AT LOT 12 DP707776, NO. 12/12A LINKS CRESCENT, PORT MACQUARIE

Speakers:

07

Margie Cassegrain (Opposing the application) Jaclyn Rajcany (Opposing the application) Rhonda Radley (Opposing the application) Russell Moran (Opposing the application) Wayne Anderson (Opposing the application) Cicely Sylow (applicant)



CONSENSUS:

That DA 2019 - 917.2 for a section 4.55 modification to alterations and additions, construction of secondary dwelling, swimming pool and tennis court to include tennis court lighting at Lot 12, DP 707776, No. 12/12A Links Crescent, Port Macquarie, be deferred to enable the proponent to undertake an ecological impact assessment of the proposed tennis court lighting.

08	GENERAL BUSINESS
Nil	
	The meeting closed at 4.35pm.

AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

Item: 04

Subject: DISCLOSURES OF INTEREST

RECOMMENDATION

That Disclosures of Interest be presented

DISCLOSURE OF INTEREST DECLARATION

Name o	of Meeting:		
Meeting	g Date:		
Item Nu	umber:		
Subjec	t:		
l, the u	ndersigned, hereby declare the following interest:		
_	Pecuniary:		
	Take no part in the consideration and voting and be out of simeeting.	ight of the	
_	Non-Pecuniary – Significant Interest:		
	Take no part in the consideration and voting and be out of simeeting.	ight of the	
_	Non-Pecuniary – Less than Significant Interest:		
	May participate in consideration and voting.		
For the	e reason that:		
Name:		Date:	
Signed	:		
Please	submit to the Governance Support Officer at the Council	Meeting.	

(Refer to next page and the Code of Conduct)

AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

Pecuniary Interest

- A pecuniary interest is an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable 4.1 financial gain or loss to you or a person referred to in clause 4.3.
- You will not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be 4.2 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:
 - vour interest, or (a)
 - (b) the interest of your spouse or de facto partner, your relative, or your partner or employer, or
 - 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:
 - Your "relative" is any of the following: (a)
 - your parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child i) 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*.
 You will not have a pecuniary interest in relation to a person referred to in subclauses 4.3(b) or (c) (b) 4.5
 - if you are unaware of the relevant pecuniary interest of your spouse, de facto partner, relative, partner, employer or company or (a) other body, or
 - 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 (b)
 - 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.
- 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. 5.2
- The personal or political views of a council official do not constitute a private interest for the purposes of clause 5.2. 5.3 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 54 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.
- 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. 5.5

Managing non-pecuniary conflicts of interest

- 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 members of council star other than the Onler Executive Officer, such a disclosure is to be made to the mayor. If a disclosure is made at a council or committee meeting, both the disclosure and the nature of the interest must be
- 5.7 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.
- How you manage a non-pecuniary conflict of interest will depend on whether or not it is significant. 5.8
- 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 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 a) 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 other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such
 - b) 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. an affiliation between the council official and an organisation (such as a sporting body, club, religious, cultural or charitable
 - C) 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.
 - membership, as the council's representative, of the board or management committee of an organisation that is affected by a d) 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
 - 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 e) 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.
- Significant non-pecuniary conflicts of interest must be managed in one of two ways: 5 10
 - by not participating in consideration of, or decision making in relation to, the matter in which you have the significant nona) pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or
 - 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 b) 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.
- If you are a member of staff of council other than the Chief Executive Officer, the decision on which option should be taken 5.12 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.
- Despite clause 5.10(b), a councillor who has a significant non-pecuniary conflict of interest in a matter, may participate in a 5.13 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.

ORT MACQUARI HASTINGS

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.

Du	
Dy [insert full name of councillor]	
In the matter of	
linsert name of environmental	
planning instrument1	
Which is to be considered	
at a meeting of the	
linsert name of meeting!	
Held on	
linsert 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	□ The councillor has interest in the land
councillor	(e.g. is owner or has other interest
[Tick or cross one box.]	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 PECUNIAR	
Noture of land that is subject to a	□ The identified land
	□ The identified land.
change	Land that adjoins of is adjacent to of is
In zone/planning control by proposed	In proximity to the identified land.
Tick or gross and have	
Current zono/planning control	
Uncert name of ourrent planning instrument	
insent name of current planning instrument	
and identity relevant zone/planning control	
Proposed oberge of zero /planning	
Proposed change of zone/planning	
[Insert name of proposed LEP and identify	
proposed change of zone/planning control	
applying to the subject land	
	Appreciable financial gain.
zone/planning control on councillor or	\Box Appreciable financial loss.
associated person	
Lively or erece and head	

[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

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

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: DA2023 - 536.1 MULTI DWELLING HOUSING AND STRATA TITLE SUBDIVISION AT LOT:2 DP 1295723, NO.22 CASTLE COURT PORT MACQUARIE

Report Author: Development Assessment Planner, Vanessa Penfold

Applicant:	J Hands
Owner:	Libby Lane Pty Ltd
Estimated Cost:	\$1,450,000
Parcel no:	72363

Alignment with Delivery Program

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

RECOMMENDATION

That DA2023 - 536.1 for Multi dwelling housing and strata subdivision and at Lot 2, DP 1295723, No. 22 Castle Court, Port Macquarie be determined by granting consent subject to the recommended conditions.

Executive Summary

This report considers a development application for Multi dwelling housing and strata subdivision at the subject site and provides an assessment of the application in accordance with the Environmental Planning and Assessment Act 1979.

Following exhibition on 2 occasions, 2 submissions were received on behalf of several owners/residents of Castle Court, Port Macquarie.

The proposed design has been amended during assessment to include:

- an increase in setback from eastern boundary from 197mm to 972mm,
- re-orientation of unit 3 to create a courtyard at the street frontage and garage at the rear, and
- a visitor parking space located at the north of the site, with a turning area adjacent to unit 3 garage.

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 / refused for the following reasons (Attachment 1).



AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

The reason for the application being referred to Council's Development Assessment Panel (DAP) due to the number of objections to the proposal that 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 899m2 and was created as part of a 2 lot subdivision approved in November 2022. The subject site and adjoining Lot 1 benefit from a 20m wide bushfire Asset Protection Zone at the rear. The site is clear of vegetation and has been filled so that future development can achieve a suitable minimum (FPL3) floor level.

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:

• 4 x 2 bedroom dwellings and strata subdivision.

Plans of the proposed development are at the end of this report (Attachment 2).

Application Chronology

- 1 August 2023 Application lodged with Council
- 15 August to 28 August 2023 First notification period
- 24 August 2024 General comments received from Essential Energy
- 6 October 2023 Council staff requested additional information
- 13 October 2023 RFS request for additional information
- 18 October 2023 Applicant response to RFS
- 20 November 2023 NSW RFS response letter
- 8 December 2023 Applicant responded to submissions and request for additional information and provide updated plans.
- 22 January 2024 Council staff requested additional information (parking)
- 19 April 2024 Applicant provided updated plans and SOEE
- 30 April to 13 May 2024 Second notification period

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 has a land area less than 1 hectare; and
- 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 located within proximity to coastal wetland mapped on the adjoining lot at the rear. Having regard to clause 2.8 (proximity to coastal wetlands) of this SEPP, the proposed development is not considered likely to result in any of the following:

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

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

Clause 2.12 - The proposal is not likely to cause increased risk of coastal hazards on the land or other land.

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 (Sustainable Buildings) 2022

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. Essential Energy have no specific concerns regarding the development but have provided some general advice that has been provided to the applicant.

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.

The development does not trigger any of the traffic generating development thresholds of Clause 2.121. Referral to the NSW Roads and Maritime Services (RMS) is not required.

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

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 or priority oyster aquaculture area.

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 proposal is best characterised as multi-dwelling housing and strata subdivision and 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 4.1 The minimum lot size for subdivision is 1,000m². However, pursuant to Clause 4.1(4) this control does not apply to the proposal as strata subdivision is sought. The existing residential lot has an area of 899m2.
- Clause 4.3 The maximum overall height of the building above ground level (existing) is 7.29m and complies with the standard height limit of 8.5m applying to the site.
- Clause 4.4 The floor space ratio of the proposal is 0.54:1 which complies with the maximum 0.65:1 floor space ratio applying to the site.



AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

- Clause 5.10 Heritage. The site does not contain or adjoin any known heritage items or sites of significance. The site is also disturbed from past activities/works on-site.
- Clause 5.21 Flood Prone land The site has been filled under a previous consent for subdivision. The finished levels of the land have been established at between 4.1m 4.3m AHD and the dwellings are capable of meeting a minimum floor level that achieves Flood Planning Level 3 (FPL3) of 4.53m AHD. The design provides for a minimum lower level finished floor level of 4.58m AHD.
- Clause 7.5 The site is not identified as Koala Habitat
- Clause 7.13 Satisfactory arrangements can be made for provision of essential services including water supply, electricity supply, sewer infrastructure, stormwater drainage and suitable road access to service the development. A suitable condition has been included.

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

No relevant draft instruments apply to the site.

(iii) Any Development Control Plan in force

DCP 2013: Part B - General Provisions - B2: Environmental Management					
DCP Objective	Development Provisions	Proposed	Complies		
Cut and F	ill Regrading				
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. The applicant has shown on the plans 8 bins at the street frontage. A private service is recommended due to potential congestion on street during Council's standard collection day - currently Tuesday each week. Standard condition recommended for construction waste management.	Yes		
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	Cut and fill does not exceed 1m change to existing ground levels. The land has already been filled to achieve flood planning level.	Yes		

Port Macquarie-Hastings Development Control Plan 2013

	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.	Retaining wall required along western boundary due to previous filling of the site. Suitable condition regarding engineering details for the retaining wall to be included on draft consent.	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. 	Proposed retaining wall and fencing to western side boundary will be greater than above 1.8m above ground level at the adjacent fire trail. The approximate combined height will be a maximum 2.5m. Considered acceptable in this case as the boundary fencing will be obscured from view from the street - Castle Court.	No* However, considered acceptable. Refer to comments below.

DCP 2013: Part B - General Provision - B3: Hazards Management				
Bushfire H	azard 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	The site is identified as bushfire prone. There is an existing APZ registered on the title at the rear of the site and	Yes	

			00/00/202
	separate permissible land use within environment protection zones.	adjacent Lot 1, 20 Castle Court.	
		Structures are not proposed within APZ area. Additional APZ not proposed within environmental protection zone.	
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	Site is identified as flood prone however, has been filled such that the proposed development can achieve floor levels compliant with FPL 3.	Yes

DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	Development Provisions	Proposed	Complies
Road Hiera	archy		
23 Parking Pr	Vehicle driveway crossings are minimal in number and width (while being adequate for the nature of the development), and positioned: - to avoid driveways near intersections and road bends, and - to minimise streetscapes dominated by driveways and garage doors, and - to maximise on-street parking.	One driveway crossing proposed.	Yes
T arking T			1
24	 a) Off-street Parking is provided in accordance with Table 3. 1 parking space per each 1 or 2-bedroom unit + 1 visitor's space per 4 units. 	A single garage is proposed for each dwelling and opportunity for informal stacked parking within the driveway to unit 1 and 2. One visitor space provided at rear of the site.	Yes
.		minimum requirements.	
Parking La	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. d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car 	Dwelling parking spaces are contained within attached garages. Garage dimensions are capable of complying.	Yes
34	parking. a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.	Residential driveway only. No adverse impacts identifiable noting that details are required to be submitted with the Section 68 application prior to construction.	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.	Part of the proposed development will drain to an OSD system before being discharged to the Council system and adjacent drainage basin. Suitable condition applied to require final stormwater design to be provided to Council for review prior to the issue of the construction certificate.	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:	The proposed development will be unlikely to create any adverse	Yes	

AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

- - - -	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.	concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area. The development will also provide a level of natural surveillance within the locality. Lighting and CCTV can be installed retrospectively by the owner, should they wish to have further security in the future.	

DCP 2013 Residentia	DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development				
DCP Objective	Development Provisions	Proposed	Complies		
Front Setb	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 	Development is not proposed within the articulation zone.	N/A		

	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	The primary front setback to Castle Court is 5.525m.	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. 	The garages to unit 3 and 4 are located at the rear of the site. The garages to unit 1 and 2 are setback 5.5m from the front boundary, however, are not located 1.0m behind the building line This is considered acceptable because the two single width garage doors are flanked by the porch entries and the appearance of the garages offset by first floor windows. The buildings are located at the end of a cul-de-sac and set back sufficiently from the street, with no adverse impact on streetscape identified.	Yes/No* Refer to comments 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.	The total width of the garage openings are not more than 6.0m and not more than 50 per cent of the width of the building.	Yes
	c) Driveway crossovers are no greater than 5.0m in width.	Shared driveway crossover no greater than 5.0m in width at kerb.	Yes
Side and F	Rear Setbacks		
46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	The rear boundary setback is greater than 4.0m for units 2 to 3. The setback to Unit 1 is less than 4.0m at the north east corner, however, considered acceptable because no dwellings are permitted at the rear on the adjoining lot due to an APZ.	Yes

	b) A minimum rear	N/A	N/A
	boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.		
47	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.	N/A	N/A
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Ground floors minimum side setbacks: Unit 1: 972mm to eastern boundary Unit 4: 3.85m to western 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.	Second storey minimum side setbacks: Unit 1: 972mm to eastern boundary; Unit 4: 4.3m to western boundary; The proposal has been modified during assessment and updated shadow diagrams demonstrate that the adjoining property (No.20 Castle Court primary living rooms and principal private open space areas are not adversely overshadowed for more than 3hrs between 9am - 3pm on 21 June.	Yes

Private Op	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. en Space	First floor wall adjacent to eastern boundary to be maximum length of 12m.	Yes
	· · · · · · · · · · · · · · · · · · ·		
40.	 a) All dwellings should have a minimum area of private open space of 35m2, which includes a principal private open space area with: a minimum dimension of 4m x 4m, and a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and direct accessibility from a ground floor living area and orientated to maximise use. 	All utilits are provided with private open space compliant with the minimum 35m ² area inclusive of useable 4m x 4m area directly accessible from ground floor living area.	165
	b) Private open space may include clothes drying areas and garbage storage.	Drying areas available in courtyards.	Yes
Public Don	nain 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 front fence to courtyard unit 3. Bin enclosure screening minimum 25% transparent.	Yes
	 b) Solid Front fences up to 1.2m high should be: Setback 1.0m from the front boundary, and Suitably landscaped to reduce visual impact, and Provide a 3m x 3m splay for corner sites. 	Solid front fences are not proposed.	N/A
	 c) Front tences 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: 	A front fence is not proposed. The bin enclosure fence/screen proposed at the front boundary is a maximum	Yes

			05/00/2024
	 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, 	1.8m in height and 25% transparent.	
	d) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	Yes	Yes
	e) provide a 3m x 3m splay for corper sites and	N/A	N/A
	f) provide a 900mm x 900mm splay for vehicle driveway entrances.	N/A	N/A
Bulk and S	cale		
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 principal area of private open space of other dwellings within a 12m radius. b) A balcony, deck, patio, 	Direct views between indoor living rooms and principal private open space of adjacent dwellings are sufficiently obscured due to orientation of the dwelling and proposed boundary fencing.	Yes
	pergola, terrace or	alfresco/patio areas will	

			05/00/2024
	 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. 	be obscured by boundary or courtyard fencing.	
	 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. 	No additional privacy protection required.	Yes
Ancillary [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. 	Direct views are obscured by orientation of dwellings.	Yes
Andmary L	vevelopment		

		03/00/2025
 development in R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density 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. 	located.	

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

The proposal seeks to vary Development Provisions as follows:

DCP Objective 45

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.

<u>Comment:</u> Garages to unit 1 and 2 are located less than 1m behind building line. The setback to garages from front boundary is at least 5.5m. This is considered

acceptable because the two single width garage doors are flanked by the porch entries and the appearance of the garages will be offset by first floor windows. The buildings are located at the end of a cul-de-sac and set back sufficiently from the street, with no adverse impact on streetscape identified.

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 warrant 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

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

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

Context and Setting

The site is a vacant lot within an established urban locality. Adjoining the site to the east is a 2 storey dwelling under construction at 20 Castle Court. The locality includes a mix of single dwellings, multi dwelling housing and a child care centre. Council's stormwater basin and fire trail are located to the west of the site. An extensive nature reserve is located to the north of the site.

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 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.



AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

Water Supply Connection

Council's records indicate that there is an existing 20mm sealed water service from the 100mm main in Castle Court and each unit or lot is to be provided with a separate metered water connection to Council's main, with the meters being located on the road frontage. The design shall be in accordance with Council's Water Supply Services Policy.

Detailed plans will be required to be submitted for assessment with the Section 68 application. Appropriate conditions are recommended in this regard.

Sewer Connection

Service available. Detailed plans will be required to be submitted for assessment with the Section 68 application. Appropriate conditions are recommended in this regard.

Stormwater

The legal point of discharge for the proposed development is defined as inter allotment drainage connecting to existing Council detention basin.

The plans indicate above ground rainwater tanks containing 3500L of storage for each dwelling to treat roof areas only. It is noted that driveway areas do not appear to be directed to OSD, therefore further demonstration on plans, including associated calculations will need to be provided to Council prior to release of S68 /Construction Certificate. A condition has been listed on the draft consent document to cover this requirement.

All impervious areas within the development lot shall be managed within the development property without concentrating or diverting stormwater to other properties.

Other Utilities

Telecommunication and electricity services are available to the site. Service requirements to be addressed during construction.

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, does not trigger the thresholds and is also not located within a mapped Biodiversity Values area. The site is also heavily disturbed from filling. The lot. Based on the above, the development is considered to be compliant with the Biodiversity Conservation Act 2016.

Waste

Satisfactory arrangements are capable of being put in place in place for proposed storage and collection of waste and recyclables. Given the limited street frontage available at the head of the cul-de-sac for placement of individual bins, a private service is recommended that does not occur on the same day as Council collection to avoid congestion on the street. A suitable condition is recommended in this regard.

Standard precautionary site management condition recommended for construction.

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.

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

Flood Planning

The site has been filled under a previous consent for subdivision. The finished levels of the land have been established at between 4.1m-4.3m and the dwellings are capable of meeting FPL3 of 4.53m AHD by establishing an appropriate freeboard level in the design as shown by the FFL for the lower level at RL 4.58m on the plans.

Safety, security and crime prevention

The proposed development will be unlikely to create any adverse concealment/entrapment areas or crime spots that would result in any identifiable loss of safety or reduction of security in the immediate area. The development will also provide a level of natural surveillance within the locality.



AGENDA

DEVELOPMENT ASSESSMENT PANEL

05/06/2024

Lighting and CCTV can be installed retrospectively by the owner, should they wish to have further security in the future.

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 have been adequately addressed and appropriate conditions of consent recommended.

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

Two written submissions were received from nearby owners/residents of Castle Court. 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	Comment
•	<u>Traffic</u> - Concern over an increase in traffic and potential for congestion that will block access to the cul-desac.	In terms of traffic generation and potential impacts, the existing road network has sufficient capacity for the proposed development.
•	The road into Sherwood Estate is in need of urgent repair and the additional cars at the subject property will impact the road into Castle Court causing more damage.	A traffic impact assessment is not warranted for the scale of residential development proposed and its location.


DEVELOPMENT ASSESSMENT PANEL 05/06/2024

•	Has a traffic impact statement been prepared?	
•	Parking - Other multi dwelling properties in the locality that have allowed for visitor parking result in cars parked on the street blocking access. This can be seen in Marian Drive and Friar Close. Visitors to units 1 and 2 will not use the visitor parking space at the rear. Visitors will park in front of No.16 Castle Court and damage the lawn	The proposal complies with the provisions of Council's DCP for a multi- dwelling housing by providing 1 garage space for each 2 bedroom dwelling and 1 off-street visitor parking space for the development. In addition, there is opportunity for informal stacked parking at the front of the garages for units 1 and 2.
•	The fire easements on both sides of the property will be impacted by additional cars	Fire trail/easement access is not altered by the development.
•	Concerned about access and parking for people with disabilities. Garages are under the minimum	Specific parking for people with disabilities is not required for the individual units in this case.
	standard width and the residents would be more likely to park on the street.	Proposed garage spaces are capable of compliance with the Australian standard.
•	<u>Alternative proposal</u> - Reducing the number of dwellings from 4 to 2 would reduce negative impact to the street.	Multi dwelling housing is a permissible use within the R1 residential zone of Castle Court and considered compatible with other low density housing in the locality.
		The proposal minimum requirement for off-street parking under Council's DCP. Visual privacy and solar access to living room/open space will be maintained for the adjacent dwelling at 20 Castle Court. The amended proposal is considered suitable for the site.
		An alternative development proposal is a matter for the applicant and not relevant to this assessment.
•	Garbage collection - Concern about the increase in the number of waste bins in addition to the day care centre bins to be collected - limited area to place bins on street. Vehicles parked in the cul-de-sac make it difficult for larger vehicles, including garbage trucks to turn.	A private waste collection service is recommended for the subject development, on an alternative day to the Council collection, to reduce congestion in the cul-de-sac. Current parking and traffic related to construction activity is temporary and will reduce when the building work is completed.
•	First floor setback - Concerned about the setback of the first floor (972mm) to the eastern boundary and adjacent dwelling at 20 Castle Court and the overshadowing of	The first floor setback to the eastern boundary is considered acceptable and will not result in significant adverse overshadowing to the principal open space or living rooms of the adjacent

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

	rooms on the western side of the dwelling at 20 Castle Court.	dwelling that is currently under construction at 20 Castle Court.
•	Noise - There will be an increase in noise.	The proposed development for residential purposes is considered compatible with the existing development within the residential zone in terms of likely noise generation.
	Social Impact - There is no consideration of Council's Social Impact Policy and there was no community consultation on these impacts.	The site is located within an established residential area which is zoned for residential development and considered suitable. Notification of the application has been undertaken in accordance with Council's Community Participation Plan.

(e) The Public Interest

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

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

Ecologically Sustainable Development and Precautionary Principle

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

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

The principles of ESD require that a balance needs to be struck between the manmade 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 site has been provided contribution credit based on one residential lot with area between $450m^2$ and $2000m^2$.

The proposed development will comprise 4 x 2 bedroom dwellings on strata title lots and contributions have been charged accordingly.

As a result, s7.11 contributions apply and a condition of consent has been imposed to ensure payment.

AGENDA

DEVELOPMENT ASSESSMENT PANEL 05/06/2024

Section 7.12 Contributions

The proposed development is for residential purposes only and s7.12 contributions do not apply.

Section 64 Water and Sewer Contributions

Water and sewer contributions will be determined as part of the Notice of Requirements under Section 306 of the Water Management Act 2000.

An estimate of the applicable contributions is included (Attachment 3).

5. CONCLUSION AND STATEMENT OF REASON

The application has been assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

Issues raised during assessment and public exhibition of the application have been considered in the assessment of the application. Amendments have been made to the plans and 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.... Attachment 1 - Recommended Conditions 2.... Attachment 2 - Plans 3.... Attachment 3 - Contributions Estimate

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

NOTE: THESE ARE DRAFT ONLY

DA NO: 2023/536

DATE: 24/05/2024

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.

GENERAL CONDITIONS

			Co	ondition		
1	Approved plans and supporting documentation					
	Development must be carried out in accordance with the following approved plans and					
	documents, excep	pt where the co	onditions of	f this cor	isent express	y require otherwise.
	plans					
	Plan number	Revision number	Plan tit	e	Drawn by	Date of plan
	J5150	Issue R	Attache	d	Collins w	18 April 2024
	Sheets 1 to 22		Units - S	Strata	Collins	
	Approved docum	ents				
	Document title	Version r	number	Prepar	ed by	Date of document
	Statement of	J5150 Re	vВ	Collins	W Collins	April 2024
	Environmental					
	BASIX Certificate	e 1318176	M 03	Collins	W Collins	24 July 2023
		~	-	P/L		,
	Bushfire	1		Firebir	d	9 June 2023
	Assessment			ecoSul	tants P/L	
	In the event of a	ny inconsiston	wwith the	2005010	d plans and s	condition of this consent
	the condition pre	vails.	y with the	approve	eu plans anu a	a condition of this consent,
	Condition Reasor	n: To ensure al	ll parties a	re aware	e of the appr	oved plans and supporting
	documentation th	hat applies to t	he develop	ment.		
2	Certificates					
	The following cer	tificates releva	nt to the de	evelopm	ent in accorda	ance with Part 6 of the
	Environmental Pla	anning and Ass	essment A	ct 1979 s	hall be obtair	ned at the respective
	stages:					
	Construction	n Certificate;				
	Occupation Certificate;					
	Strata (Subdivision) Certificate.					
	Condition Reason	n: To ensure	that appro	priate b	uilding and	subdivision certification is

	obtained.
3	Notification of Home Building Act 1989 requirements
	1. This section applies to a development consent for development involving residential
	building work if the principal certifier is not the council.
	2. It is a condition of the development consent that residential building work must not be
	carried out unless the principal certifier for the development to which the work relates has
	given the council written notice of the following—
	for work that requires a principal contractor to be appointed—
	the name and licence number of the principal contractor, and
	the name of the insurer of the work under the Home Building Act 1989, Part 6,
	for work to be carried out by an owner-builder—
	the name of the owner-builder, and
	if the owner-builder is required to hold an owner-builder permit under the Home
	Building Act 1989 the number of the owner-builder permit.
	3. If the information notified under subsection (2) is no longer correct, it is a condition of
	the development consent that further work must not be carried out unless the principal
	certifier has given the council written notice of the updated information.
	4. This section does not apply in relation to Crown building work certified to comply with
	the Building Code of Australia under the Act, Part 6.
	Condition Reason: Prescribed condition under section 71 of the Environmental Planning
	and Assessment Regulation 2021.
4	Shoring and adequacy of adjoining property
	1. This section applies to a development consent for development that involves excavation
	that extends below the level of the base of the footings of a building, structure or work on
	adjoining land, including a structure or work in a road or rail corridor.
	2. It is a condition of the development consent that the person having the benefit of the
	development consent must, at the person's own expense -
	protect and support the building, structure or work on adjoining land from possible
	damage from the excavation, and
	if necessary, underpin the building, structure or work on adjoining land to prevent
	damage from the excavation.
	3. This section does not apply if -
	the person having the benefit of the development consent owns the adjoining land, or
	the owner of the adjoining land gives written consent to the condition not applying.
	Condition Reason: Prescribed condition under section 71 of the Environmental Planning
	and Assessment Regulation 2021.
5	Erection of signs
	1. This section applies to a development consent for development involving building work,
	subdivision work or demolition work.
	2. It is a condition of the development consent that a sign must be erected in a prominent
	position on a site on which building work, subdivision work or demolition work is being
	carried out -
	a) showing the name, address and telephone number of the principal certifier for the
	work, and
	b) showing the name of the principal contractor, if any, for the building work and a
	telephone number on which the principal contractor may be contacted outside
	working hours, and
	c) stating that unauthorised entry to the work site is prohibited.
	3. The sign must be -
	a) maintained while the building work, subdivision work or demolition work is being
	carried out, and
	b) removed when the work has been completed.
1	4. This section does not apply in relation to -

	a) building work, subdivision work or demolition work carried out inside an existing
	building, if the work does not affect the external walls of the building, or
	b) Crown building work certified to comply with the Building Code of Australia under the
	Act, Part 6.
	Condition Reason: Prescribed condition under section 71 of the Environmental Planning
	and Assessment Regulation 2021.
6	Fulfilment of BASIX commitments
	It is a condition of a development consent for the following that each commitment listed in
	a relevant BASIX certificate is fulfilled -
	1. BASIX development,
	2. BASIX optional development, if the development application was accompanied by a
	BASIX certificate.
	Condition Reason: Prescribed condition under section 71 of the Environmental Planning
	and Assessment Regulation 2021.
7	Construction site management
	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
	steams;
	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. All works within proximity of electrical infrastructure shall be carried out in accordance
	with the requirements of the relevant electricity authority.
	7. 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.
	Condition Reason: To ensure that construction site is appropriately managed to prevent
	impacts to adjoining properties, the public domain and to ensure waste is disposed of in a
	practical and sustainable manner.
8	Public works and utility services alterations
	The developer is responsible for any costs relating to minor alterations and extensions to
	ensure satisfactory transitions of existing roads, drainage, public utility services, any
	easements and Council services at no cost of Council for the purposes of the development.
	Condition Reason: To confirm that the developer is responsible for all public utility costs
	and alterations.
9	AUSPEC Specifications
	The design and construction of all public infrastructure works shall be in accordance with
	Council's adopted AUSPEC Specifications.
	Condition Reason: To ensure public infrastructure works meet appropriate industry
	standards.
10	General Terms of Approval (State Authority)
	The General Terms of Approval (GTAs) from the following authorities, as referred to in
	section 4.50 of the Environmental Planning and Assessment Act 1979, and referenced
	below, are attached and form part of the consent conditions for this approval.

٦

		NSW Rural Fire Service - The General Terms of Approval, Reference DA20230809003512-
		Original-1 and dated 20 November 2023 are attached and form part of this consent.
		Condition Reason: To ensure that external State agency requirements are satisfied.
	11	Bonds
		The applicant shall provide security to the Council for the payment of the cost of the
		following:
		a. making good any damage caused to any property of the Council as a consequence of
		doing anything to which the consent relates,
		b. completing any public work (such as road work, kerbing and guttering, footway
		construction, utility services, stormwater drainage and environmental controls) required in
		connection with the consent,
		c. remedying any defects in any such public work that arise within twelve (12) months
		after the work is completed.
		Such security is to be provided to Council prior to the issue of the Subdivision
		Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.
		The security is to be for such reasonable amount as is determined by the consent authority,
		being an amount that is 10% of the contracted works for Torrens Title subdivision
		development/the estimated cost plus 30% for building development of public works or
		\$5000, whichever is the greater of carrying out the development by way of:
		i. deposit with the Council, or
		ii. an unconditional bank guarantee in favour of the Council.
		The security may be used to meet any costs referred to above and on application being
		made to the Council by the person who provided the security any balance remaining is to
		be refunded to, or at the direction of, that person. Should Council have to call up the bond
		and the repair costs exceed the bond amount, a separate invoice will be issued. If no
		application is made to the Council for a refund of any balance remaining of the security
		within 6 years after the work to which the security relates has been completed the Council
		may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed
		Money Act 1995.
		Condition Reason: To specify the monetary bond required to be paid to protect public
L		infrastructure from damage or defects.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

	Condition
1	Plumbing permit
	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
	Condition Reason: To ensure that appropriate infrastructure is provided to service the
	development and to protect public health and safety.
2	Works in road reserve permit
	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.

 Civil works Traffic management Work zone areas Hoardings Concrete foot paving Footway and gutter crossing Functional vehicular access Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment - Developer Chaiges" schedule attached to this consent unless deferral of payment of contributions fas been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2018 Port Macquarie-Hastings Compace Contributions Plan 2018 Hastings S94 Administration Levy Contributions Plan 2018 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The attached "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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure than 4000m above or be		Such works include, but not be limited to:
 Traffic management Work zone areas Hoardings Concrete foot paving Footway and gutter crossing Functional vehicular access Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2003 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2003 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Payment form is required, an application in writing together with the current Notice of Payment form is required, an application in writing together with the current Notice of Payment form is required, an application in writing together with the application for construct to Certificate. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure than 600mm above or below ground level (existing) and l		Civil works
 Work zone areas Hoardings Concrete foot paving Footway and gutter crossing Functional vehicular access Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levic, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Adjior Roads Contributions Plan 2003 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional eng		Traffic management
 Hoardings Concrete foot paving Footway and gutter crossing Functional vehicular access Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions are leviced, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Open Space Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2004 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Administration Levy Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The attached "Notice of Payment" form. Where a new Notice of Payment scan only be made using a current "Notice of Payment" form. Where a new Notice of Payment application fee is to be submitted to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls supporting: earthworks that are more than 600mm above or below ground		Work zone areas
 Concrete foot paving Footway and gutter crossing Fontional vehicular access Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levice, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005. The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution anound shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the relevant plans. Payment scan 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 form is required, an application in writing together with the current Notice of Payment form is required, an application in writing together with the current Notice of Payment form is required, an application in writing together with the current Notice of Payment form is required, an application in writing together with the current Notice		Hoardings
 Footway and gutter crossing Functional vehicular access Where works are proposed on a RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Open Space Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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" from. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment torm is required, an application in writing together with the current No		Concrete foot paying
 Functional vehicular access Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2018 Hastings S94 Administration Levy Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution splan application in writing together with the current Notice of Payment form is required, an application in writing together with the current Notice of Payment form is required, an application in writing together with the current Notice of Payment form all reating walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the properly boundaries; or ii. earthworks that are more than 600mm above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure that a		Enotway and gutter crossing
 Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2018 Hastings S94 Major Roads Contributions of the relevant plans. Payments can only be made using a current "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 torm is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that more than 600mm above or below		Functional vehicular access
 Concurrence prior to any approval. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contributions plan 2005 The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution application in writing together with the current 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:		Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS
 Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings 594 Administration Levy Contributions Plan 2018 Hastings 594 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contributions and uniting together with the current Notice of Payment form is required, an application in writing together with the current 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaris; or		concurrence prior to any approval
 Conduction reason. To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety. Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Administration Levy Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls supporting: earthworks that are more than 600mm above or below ground level (exi		Condition Reason: To ansure that appropriate infrastructure is provided to service the
 Section 7.11 Contributions Section 7.11 Contributions Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of Contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The plans may be viewed on Council's website. 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. Payment form is required, an application in writing together with the current 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and superfications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the priopal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and ser		development and to protect public health and safety
Section 7.11 Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: 	3	Section 7 11 Contributions
 Contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:	5	Payment to Council, prior to the issue of a Construction Certificate of the Section 7.11
 bitlibutions sector inter-Notice of Payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that fee development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: active networks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or act to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certifi		contributions set out in the "Notice of Payment – Developer Charges" schedule attached to
 contributions are leveled, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Administration Community Cultural and Emergency Services		this consent unless deferral of navment of contributions has been approved by Council. The
 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. The plans may be viewed on Council's website. 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 plant application fee is to be submitted to Council. Condition Reason: To ensure that the development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: a earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant utility and service provider's requirements are 		contributions are levied, pursuant to the Environmental Planning and Assessment Act 1070
 amended) or a Planning Agreement: Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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 form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: i. earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: 		contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979
 Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from		as amended) or a Planning Agreement.
 Port Macquarie-Hastings Administration Building Contributions Plan 2007 Hastings S94 Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for		amenued) of a Planning Agreement.
 Fort Macquare Hastings Administration Levy Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certi		Port Macquaria-Hastings Administration Building Contributions Plan 2007
 Port Macquarie-Hastings Open Space Contributions Plan 2003 Port Macquarie-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and w		Hactings S04 Administration Low Contributions Plan 2002
 Port Macquarte-Hastings Open Space Contributions Plan 2018 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided:		Hastings 394 Administration Levy Contributions Plan 2005
 Hastings S94 Major Roads Contributions Plan 2004 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. <th></th><th>Port Macquarie-Hastings Open Space Contributions Plan 2018</th>		Port Macquarie-Hastings Open Space Contributions Plan 2018
 Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		Hastings S94 Major Roads Contributions Plan 2004
 Contributions Plan 2005 The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: i. earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 		Port Macquarie-Hastings Community Cultural and Emergency Services
The plans may be viewed on Council's website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: i. earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: • A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirem		Contributions Plan 2005
 The plans may be viewed on council is website. 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: i. earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		The plane may be viewed on Council's website
 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: i. earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		The plans may be viewed on Council's website.
 contribution antiouns shown on the Notice are subject to adjustment in accordance with CPT 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		contribution amounts shown on the Natice are subject to adjustment in asserdance with CDL
 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location;		increases adjusted guarterly and the provisions of the relevant plans. Dayments can only be
 Indee using a current Notice of Payment Torm. Where a new Notice of Payment rorm is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location;		made using a surrout "Notice of Daymont" form. Where a new Notice of Daymont form is
 Frequired, an application in writing together with the current Notice of Payment application fee is to be submitted to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate.		indue using a current Notice of Payment Torm, where a new Notice of Payment Torm is
 Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks. 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: 		fee is to be submitted to Council
 Condition Reason: To ensure that appropriate initial appropriate initinitial appropriate initial approprise initial appropriate initi		Condition Boacon: To ansure that appropriate infrastructure is provided to convice the
 development and to ensure that the development positively contributes to public infrastructure networks. Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location;		development and to oncure that the development positively contributes to public
 4 Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location;		infractructure networks
 Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 	Δ	Potoining walls
 betaled drawings and specifications prepared by a professional engineer for all retaining walls supporting: earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 	4	Detailed drawings and specifications propared by a professional engineer for all
 i. earthworks that are more than 600mm above or below ground level (existing) and located within 1m of the property boundaries; or ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		retaining walls supporting.
 1. Condition Reason: To ensure relevant utility and service provider's requirements are Condition Reason: To ensure retaining walls have structural integrity. 		i earthworks that are more than 600mm above or below ground level (existing) and
 ii. earthworks that are more than 1m above or below ground level (existing) in any other location; are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		located within 1m of the property boundaries: or
 are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. 		ii earthworks that are more than 1m above or below ground level (evicting) in any
 are to be submitted to the Principal Certifier with the application for Construction Certificate. Condition Reason: To ensure retaining walls have structural integrity. 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 		other location:
 Condition Reason: To ensure retaining walls have structural integrity. Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 		are to be submitted to the Principal Certifier with the application for Construction Certificate
 5 Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 	•	Condition Reason: To ensure retaining walls have structural integrity
 Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 	5	Utilities and services including Water and Sewer
 Service provider requirements must be provided: A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 		Before the issue of the relevant Construction Certificate, written evidence of the following
 A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are 		service provider requirements must be provided.
application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met.		• A response from Council as a Water Authority as to whether plans accompanying the
infrastructure and whether any further requirements need to be met.		application for Construction Certificate would affect any Water Authority
Condition Reason: To ensure relevant utility and service provider's requirements are		infrastructure and whether any further requirements need to be met.
		Condition Reason: To ensure relevant utility and service provider's requirements are

	provide	ed to the certifier and Water Management Act requirements are met.
6	B030 B	W - Stormwater drainage design
Ŭ	A storn	nwater drainage design is to be submitted and approved by Council prior to the issue
	of a Co	nstruction Certificate. The design must be prepared in accordance with Council's
	AUSPE	C Specifications. Australian Rainfall and Runoff 2019, the requirements of Relevant
	Austral	ian Standards and shall make provision for the following:
	a)	The legal point of discharge for the proposed development is defined as the
	,	interallotment drainage system.
	b)	All allotments must be provided with a direct point of connection to the public piped
		drainage system. Kerb outlets are not permitted.
	c)	Confirmation shall be provided that the proposed impervious area for the
		development is within the design limits for the existing interallotment drainage
		system. If determined the existing drainage system is insufficient/ undersized the
		design shall incorporate on-site stormwater detention facilities to limit site
		stormwater discharge for all storm events up to and including the 1% AEP event to
		the designed capacity of the existing interallotment system. 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.
	d)	Demonstrate on stormwater plans how all stormwater runoff generated from
		nardstand ground areas i.e. driveway and parking will be managed to the legal point
		of discharge.
	e)	All inspection opening of stormwater pit must be installed inside the property,
	Tho do	sign shall provide details of any components of the existing stormwater drainage
	system	servicing the site that are to be retained
	Condit	on Reason: Condition reason: To ensure that appropriate infrastructure is provided to
	service	the development
7	Car pa	king and access certification
	The de	sign of the carpark and accesses is to be in accordance with Australian Standard 2890
	(includ	ing AS 2890.1, AS 2890.2 and AS 2890.6). Certification of the design by a suitably
	qualifie	ed consultant is to be provided to the Principal Certifier prior to release of the
	Constr	uction Certificate.
	Condit	on Reason: To ensure that safe and practical accessibility/functionality is provided.
8	Drivew	ray long section
	A drive	way longitudinal section shall accompany the section 138 application pursuant to
	section	138 of the <i>Roads Act, 1993</i> . The section shall demonstrate compliance with Council's
	adopte	d AUSPEC Design and Construction Guidelines.
	Condit	on Reason: To ensure that safe and practical accessibility/functionality is provided.

BEFORE BUILDING WORK COMMENCES

	Condition
1	Service provider arrangements
	Prior to works commencing an application being made to the electricity and
	telecommunications service providers. Services are required to be underground.
	Condition Reason: To ensure that appropriate infrastructure is provided to service the
	development.
2	Notice to commencement works
	A minimum of one (1) week's notice in writing of the intention to commence works on public
	land is required to be given to Council together with the name of the principal contractor and
	any major sub-contractors engaged to carry out works.
	Works shall only be carried out by a contractor accredited with Council.
	Condition reason: To ensure that the development commences in an orderly manner and to
	protect public safety and the integrity of public infrastructure.

DURING BUILDING WORK

	Condition
1	E002 - Naturally occurring asbestos
	The site is in an area known to contain rock that may contain naturally occurring asbestos (NOA). Should potential NOA be located on site notification shall be provided to Council and Workcover prior to works proceeding. No work shall recommence until a NOA management plan has been approved by Council or Workcover.
	Condition reason: To protect public health and safety.
2	E003 - Copy of construction plans
	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 Certifier or an officer of the Council.
	Condition reason: To ensure that the development proceeds in accordance with the approved plans.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
1	F020 - Completion of works within the road reserve
	Prior to occupation or the issuing of the Occupation, Certificate provision to the Principal Certifier 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.
	development.
2	F024.BW - Drainage certification

An appropriately qualified and practising consultant is required to certify the following: a. all drainage lines have been located within the respective easements, and b. any other drainage structures are located in accordance with the Construction Certificate. c. all stormwater has been directed to a Council approved drainage system d. all conditions of consent/ construction certificate approval have been complied with. Any on site detention system (if applicable) will function hydraulically in accordance with the approved Construction Certificate. Condition reason: To ensure that appropriate infrastructure is provided to service the development. 3 F031 - Completion of plumbing works Prior to occupation or the issuing of any Occupation Certificate a Section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council. Condition reason: To ensure that appropriate infrastructure is provided to service the development. 4 F035 - Certification of BASIX commitments Written confirmation being provided to the Principal Certifier 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. Condition reason: To ensure that BASIX commitments have been provided and the development achieves acceptable operating efficiencies. 5 F018 Completion of car parking area Vehicle ramps, driveways, turning circles and parking spaces being paved, sealed and line marked prior to occupation or the issue of the Occupation Certificate or commencement of the approved land use. Condition Reason: To ensure that the development provides for practical and safe accessibility/functionality. 6 F037 Private Waste Collection Prior to occupation or the issue of any Occupation Certificate, evidence must be provided to the Principal Certifier that satisfactory arrangements are in place for collection of general waste (rubbish), recycling and food and garden organics from the premises by a private waste contractor. All wastes are to be collected as separate waste streams. All waste is to be collected on a day that is not the Council collection day for the property. Condition reason: To ensure waste is managed appropriately so as it does not adversely impact on public health and the environment. 7 Section 307 certificate for building works 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. Condition Reason: To ensure that appropriate infrastructure is provided to service the development. 8 **Bushfire risk measures installed** Prior to occupation or issue of the Occupation Certificate, details of compliance with the Bushfire Safety Authority construction requirements are to be provided to the Principal Certifier. Condition Reason: To protect public health and safety. 9 Bond securities release Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount. Condition Reason: To protect public infrastructure.

LAND SUBDIVISION

BEFORE ISSUE OF A STRATA CERTIFICATE

	Condition						
1	Section 307 certificate for subdivision works						
	A Certificate of Compliance under the provisions of Section 307 of the Water Management						
	Act must be obtained prior to the issue of any Strata Certificate.						
	Condition Reason: To ensure that appropriate infrastructure is provided to service the development.						
2	Restrictions, easements and/or covenants - Private Waste Collection						
	The plan of subdivision shall establish the following restrictions, easements and/or						
	covenants; with Council having the benefit and having the sole authority to release,						
	vary or modify each restriction, easement and/or covenant. Wherever possible the						
	extent of the land affected by these covenants shall be defined by bearings and						
	distances shown on the plan of subdivision.						
	a) Restriction as to user in respect of all Lots for a private garbage service to						
	be in place requiring the collection of all domestic waste comprising general waste						
	(rubbish), recycling and food and garden organics by private contractors. All wastes						
	are to be collected as separate waste streams. All waste is to be collected on a day						
	that is not the Council collection day for the property.						
	Condition Descent To ensure that the development proceeds in accordance with the intent						
	of the approval and does not have any unintended impacts						
3	Dwellings commenced						
	The Strata Certificate shall not be issued until such time that the dwellings associated with						
	this development are substantially commenced (as determined by Council).						
	Condition Reason: To ensure development proceeds in accordance with the approved						
	plans.						
1							

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes* The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment* (Development Certification and Fire Safety) Regulation 2021.

Council means Port Macquarie-Hastings Council

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to: the collection of stormwater.

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Northern Regional Planning Panel



ATTACHED UNITS - STRATA

CLIENT: FLETCHER STATUS: DA PLANS LOT No: 16 DP No: 1268882 STREET: 20 CASTLE COURT, PORT MACQUARIE CWC JOB #: J5150





Current Revision

R

R

R

R



<u>01</u>	DOOBLE HONG WINDOW	LOH	EIFT OFF THINGE	180	TOILET KOLL HOLDEN
<u>DP</u>	RAINWATER DOWNPIPE	<u>LVL</u>	LAMINATED VENEER LUMBER	<u>T.O.K</u>	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	<u>T.O.W</u>	TOP OF WALL
<u>HWS</u>	HOT WATER SERVICE	<u>MB</u>	ELECTRICAL METER BOX	<u>WC</u>	WATER CLOSET
<u>FC</u>	FIBRE CEMENT	<u>MR</u>	MOISTURE RESISTANT	<u>1650B</u>	BATH SIZING
<u>F.S.L</u>	FINISHED SURFACE LEVEL	<u>MH</u>	MAN HOLE	<u>900V</u>	VANITY SIZING
		NGI	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING

	Note: Copyright © 2021: Collins.w.Collins PTY LTD	ΡΒΟΙΕCT: ΔΤΤΔCHED LINITS - STRΔΤΔ		LEGENDS		DRAWING REVISION + NOTES				
	reproduced or transmitted in any form or by means,	THOSE ATTACHED ON TO STIATA				Date:	Revision:	Issue:	Drawn:	
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to Commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.	STATUS: DA PLANS	SHEET 1 OF	HEET: 1 OF 22	SCALE:	1:100	14.02.22	REV CONCEPT	В	JC
PTY LTD		LOT No: 16 DP No: 1268882	SHEET. 1 OF		SHEET SIZE:	A3	16.06.22	DA PLANS/CHANGES	G	LN
collinswcollins		STREET: 20 CASTLE COURT, PORT MACQUARIE			START DATE:	14.02.22	11.07.22	FINAL PLANS	к	LN
Building Designers		CLIENT: FLETCHER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Mac	quarie nsw 2444 Shop 17 Centrepoir	nt Arcade, Taree NSW 2430	T: 02 6583 4411		F: 02 65	83 9820		WWW. COLLINSWO	OLLINS.	COM.AU



Note: Copyright © 2022: Collins.w.Collins PTY LTD			PROJECT: ATTACHED UNITS - STRATA			SITE PLAN		DRAWING REVISIONS + NOTES			
reproduced or transmitted in any form or by means,								Date:	Description:	Issue:	Drawn:
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PL	ANS	CULLET.	2 05 22	SCALE:	As indicated	14.02.22	REV CONCEPT	В	JC
	copyright holders.	LOT No: 16	DP No: 1268882	SHEEL	2 OF 22			16.06.22	DA PLANS/CHANGES	G	LN
	DO NOT SCALE from this drawing. CONTRACTOR is to	STREET: 20 CA	STLE COURT, PORT MACOUA	ARIE		SHEET SIZE:	A2	21.06.22	CLIENT CHANGES	н	LN
collinswcollins	check all the dimensions on the job prior to commencement of shop drawings or fabrication.	511120 07				START DATE:	14.02.22	06.07.22	BASIX UPDATES	1	LN
Building Designers	Discrepancies to be referred to the consultant						15450	11.07.22	FINAL PLANS	К	LN
	Designer prior to commencement of work.	CLIENT: FLETC	_HER			DWG NO:	15150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Macq	uarie NSW 2444 Shop 17 Centrepoint	t Arcade, Taree NS	SW 2430 T:	02 6583 44	11	F: 02	6583 9820		WWW. COLLINSWCO	LLINS.C	OM.AU

Item 05 Attachment 2

Page 52



S68 & S138 PLAN

S68 & S138 SITE INFORMATION & LEGEND STORMWATER/RAINWATER TO BE DIRECTED TO WATER TANKS ON SITE, OVERFLOW TO BE CONNECTED TO DRAINAGE JUNCTION AT FROM TO BE OSCILLATED TO DRAINAGE JUNCTION AT FROM TO BE OSCILLATED TO BE USED LAWN & GARDEN TOTAL AREA TO BE 188m ² (AS PER BASIX CERTIFICATE TO BE USED AS A GUIDE ONLY) PROPOSED UNIT 1 TANK LOCATION 2,000 LTRS TOTAL PROPOSED UNIT 2 TANK LOCATION 2,000 LTRS TOTAL PROPOSED UNIT 3 TANK LOCATION 2,000 LTRS TOTAL PROPOSED UNIT 4 TANK LOCATION 2,000 LTRS TOTAL	BAL - 19 & 25	SILTATION CONTROL IN ACC WITH COUNCIL POLICY EL A ADOPTED AUSPEC STANDAF ALL LEVELS WERE COMPLET TO AHD. ALL LEVELS AND CO / SURVEYOR PRIOR TO STAF REF: 29.04.22 BAL = 19 & 29 PLEASE REFER TO BUSHFIRE ECOSULTANTS PTY LTD REF: PORT MACQUARIE - SYM BAL-19 FOR NORTHERN, WI CATCHMENT OF ROOF ARE/ (TO BE USED AS GUIDE ONL	CORDANCE AND THE RD TED BY HOPKINS CONSU ONTOURS TO BE CONFI RT OF CONSTRUCTION. E REPORT COMPLETED B Abbin property - June 20 ESTERN & EASTERN 18 A TO BE DIRECTED TO T/ .Y)	LTANTS AND ARE IMED BY BUILDER Y FIREBIRD 123 IL-29 FOR SOUTHEI INK AS PER BASI	nathers Please F Commit INFORM, CERTIFIC GENERA CHECK A BE READ CONTRA ENGINEE	E BASIX I EFERTO T TOMENTS" C ATION. PLE ATE FOR E L PLAN SE LL DIMENS IN CONJU CTS, SPECI RING & CC	NOTES: THE "SUMMARY OF BAS ON SHEET 3 & 21 FOR F EASE REFER TO THE BAS EXACT DETAILS. TO NOTES: SIONS ON SITE. THIS DF INCTION WITH ALL RELI FICATIONS, REPORTS, I DUNCIL APPROVALS	SIX URTHER SIX AWING EVANT DRAWIN	IS TC GS,
Note: Copyright © 2022: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be	PROJECT:AT	TACHED UNITS - STRATA	\ \	S68 & S1	38 PLAN	DRAWIN	G REVISIONS + NOTES		_
reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the origin reprinting of the	STATUS: DA F	PLANS	SHEET: 3 OF 22	SCALE:	As indicated	Date: 14.02.22	Description: REV CONCEPT	Issue: B	Draw
	LOT No: 16	DP No: 1268882	0.01 22	SHEET SIZE:	A2	21.06.22	DA PLANS/CHANGES	G H	
copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to		LOT C COLLET COST LLCOLL				21.00.22	CELETT CHATGES	1	1 1
collinswcollins colline to the drawing. CONTRACTOR is to check all the dimensions on the job prior to	STREET: 20 C	ASTLE COURT, PORT MACQUA	AKIE	START DATE:	14 02 22	06.07.22	BASIX UPDATES	1	
corright holders. Do Nor SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.	STREET: 20 C	ASTLE COURT, PORT MACQUA	AKIE	START DATE:	14.02.22	06.07.22 11.07.22	BASIX UPDATES FINAL PLANS	J K	

Item 05 Attachment 2

Page 53



DEVELOPMENT ASSESSMENT PANEL 05/06/2024

AREAS - U1 FLOOR AREA					
*FLOOR AREA MEASURED FROM EXTERNAL FACE					
NAME	AREA				
U1 PATIO AREA	16.5 m ²				
U1 LOWER FLOOR AREA	68.6 m²				
U1 GARAGE AREA	19.2 m ²				
U1 PORCH AREA	3.8 m²				
U1 UPPER FLOOR AREA	64.4 m ²				
TOTAL 172.5 m ²					
AREAS - U2 FLOOR A	REA				
*FLOOR AREA MEASURED FROM EXT	ERNAL FACE				
NAME	AREA				
U2 LOWER FLOOR AREA	64.4 m ²				
U2 GARAGE AREA	19.2 m ²				
U2 PATIO AREA	16.5 m²				
U2 PORCH AREA	2.6 m ²				
U2 UPPER FLOOR AREA	65.4 m ²				
TOTAL	168.0 m ²				

AREAS - U3 FLOOR AREA

*FLOOR AREA MEASURED FROM EXTERNAL FACE					
NAME	AREA				
U3 PATIO AREA	14.7 m ²				
U3 GARAGE AREA	18.9 m ²				
U3 LOWER FLOOR AREA	55.2 m²				
U3 UPPER FLOOR AREA	56.9 m²				
TOTAL	145.8 m²				

		_			
ΔRI	ΞΔS -	114	ELO.	OR /	ARF/

*FLOOR AREA MEASURED FROM EXTERNAL FACE					
NAME	AREA				
U4 LOWER FLOOR AREA	71.3 m ²				
U4 GARAGE AREA	23.6 m ²				
U4 PATIO AREA	10.4 m ²				
U4 PORCH AREA	1.6 m ²				
U4 UPPER FLOOR AREA	50.4 m ²				
TOTAL	157.3 m ²				

AREAS - FLOOR SPACE RATIO

MEASURE FROM INTERNAL FACE OF EXTERNAL WALL. GRANNY FLAT FLOOR AREA AS PER LEP DEFINITION.							
NAME AREA							
U1 FSR LOWER FLOOR		68 m²					
U1 FSR UPPER FLOOR		63 m²					
U2 FSR LOWER FLOOR		70 m ²					
U2 FSR UPPER FLOOR		64 m²					
U3 FSR LOWER FLOOR		55 m²					
U3 FSR UPPER FLOOR		51 m²					
U4 FSR LOWER FLOOR		70 m ²					
U4 FSR UPPER FLOOR		47 m ²					
Total FSR		488 m²					
AREAS - ROOF AREAS							
Name		Area					
U1 ROOF AREA	117.3 m ²						

Name	Area
U1 ROOF AREA	117.3 m²
U2 ROOF AREA	120.1 m²
U3 ROOF AREA	96.5 m²
U4 ROOF AREA	119.5 m²
TOTAL	453.4 m ²



WWW. COL

DWG No: J5150 F: 02 6583 9820

> Item 05 Attachment 2 Page 54



DEVELOPMENT ASSESSMENT PANEL 05/06/2024

AREAS - U1 FLOOR AREA

*FLOOR AREA MEASURED FROM EXTERNAL FACE					
NAME	AREA				
U1 PATIO AREA	16.5 m ²				
U1 LOWER FLOOR AREA	68.6 m²				
U1 GARAGE AREA	19.2 m ²				
U1 PORCH AREA	3.8 m ²				
U1 UPPER FLOOR AREA	64.4 m ²				
TOTAL	172.5 m²				

AREAS - U2 FLOOR A	REA
*FLOOR AREA MEASURED FROM EXT	ERNAL FACE
NAME	AREA
U2 LOWER FLOOR AREA	64.4 m²
U2 GARAGE AREA	19.2 m²
U2 PATIO AREA	16.5 m²
U2 PORCH AREA	2.6 m ²
U2 UPPER FLOOR AREA	65.4 m²
TOTAL	168.0 m ²

AREAS - U3 FLOOR A	REA
*FLOOR AREA MEASURED FROM EXT	ERNAL FACE
NAME	AREA
U3 PATIO AREA	14.7 m ²
U3 GARAGE AREA	18.9 m²
U3 LOWER FLOOR AREA	55.2 m²
U3 UPPER FLOOR AREA	56.9 m²
TOTAL	145.8 m²

AREAS -	U4 FLOOR A	REA
*FLOOR AREA MEA	SURED FROM EXT	ERNAL FACE
NAME		AREA
U4 LOWER FLOOR AREA		71.3 m ²
U4 GARAGE AREA		23.6 m ²
U4 PATIO AREA		10.4 m ²
U4 PORCH AREA		1.6 m ²
U4 UPPER FLOOR AREA		50.4 m ²
TOTAL		157.3 m²
AREAS	- ROOF ARE	łS
Name	,	Area
U1 ROOF AREA	117.3 m²	
U2 ROOF AREA	120.1 m ²	
U3 ROOF AREA	96.5 m²	
U4 ROOF AREA	119.5 m²	

			LE	G	END	I		
SPECIFICAT SPECIFIED USE N AS SPECIFIED OF	TIONS: IFRC UW & SHGCW V. R EQUIVALENT MUST I	ALUES. BE	E]	SMOR PART PROV INTER INDIC INSTA AND P	E ALARMS TO AS3786 AND NCC H3D6 AND PART 9.5 OF THE AB ISIONS. ALL ALARMS/DETECTOR CONNECTED. LOCATIONS ON PI ATIVE. LLATION TO BE AS PER STANDA MANUFACTURERS SPECIFICATIO	, VOL. 2, 2B HOUSI S ARE TO ANS ARE RDS ABO' NS	NG BE VE,
GLAZING: SINGL ALUMINIUM FR	E CLEAR GLAZING WI AMES FITTED ALL UNI	TH TS	EIT.D) UCT	MECH COMF	IANICAL VENTILATION EXTERNA PLY WITH NCC, VOL. 2, PART H41 ND 10.8.2 OF THE ABCB HOUSI	LLY DUCT 07 AND P NG PROV	TED TO ART ISIONS
INGLE LOW-E GL ALUMINIUM FR	AZING WITH AMES FITTED TO UNIT	'S 4, W01,	DP	•	DOW	NPIPE LOCATIONS TO COMPLY V	VITH AS 3	1500
3		TLIOH	LOI	чP H	LIFT C	PFF HINGE		
TE: ALL GLAZING	IN BATHROOMS, ENS	UITES.	183	15	1800r 820m	nm HIGH x 1500mm WIDE m DOOR		
S OR THE LIKE TO	LEGEND INCLECTIONS INCLECTIONS INCLECTIONS AND NCC, VOL. 2, PART H3G6 AND NCC, VOL. 2, PART H3G6 AND NCC, VOL. 2, PART H3G6 AND NCC VICU 2, PART H3G7 AND PART 13.05 FHE COLLOCATIONS SPECIFICATIONS INCLECTOR & REACHING WITH MUST RAMES FIFTED ALL UNITS INCLECTOR & REACHING WITH MUST RAMES FIFTED ALL UNITS INCLECTOR & REACHING WITH MUST AND PART 13.05 FHE ADG AND PART 10.05 ADG AND							
WINDOWS WIL								
IS 2M OR MORE								
PART 11.3.7 OF 1								
- WHERE THE FL	MORE TO	Þ	K	CEILIN	IG FANS TO ROOMS (INDICATIVI	E ONLY)		
SING PROVISION	. HSP2 AND PART 11.3 S. • NOT LESS THAN 865	mm			FEATU BE CO	JRE WALL PANELLING (FINAL DE NFIRMED WITH CLIENT)	TAILS TO	
IOR IS REQUIRED ITH VOL 2 NCC P	TO AN OPENABLE WI ART 3.9.2.6 (c) & 3.9.	NDOW TO 2.7 (b)	-		NICHE	S IN WALLS (SIZES AND LOCATIO	ONS TO	
WS AND GLA	ZING TO COMPL	Y WITH:			BE CO	NFIRMED WITH CLIENT)		
MIND LOADS FOI SLASS IN BUILDI MINDOWS & EXT art 2: WIND ACT CONSTRUCTION EAS IDARDS REFERR BY THE NCC AT TION CERTIFICA	(HOUSING NG - SELECTION & INS TERNAL DOORS IN BUI IONS OF BUILDINGS IN BUS ED ABOVE ARE THE N THE TIME THE RELEV NTE OR COMPLYING TE APPLICATION IS N	TALLATION LDING HFIRE VERSION VANT	GE HW MA FRC REC WN COI STIF MA	NEF S: HO NUF# : MET M M QUIRE	ACTURE ACTURE TER BOX IAINS CI D TO A ASHING 140 x S, SUBJ ACTURE	OTES: TER SYSTEM (ELECTRIC HEAT PU) RS DETAILS AND SPECIFICATION (TO AS 6002-1999 (INSTALLED) DNNECTION ON STREET), SUB-B DDITIONAL DWELLING MACHINE WITH LAUNDRY TUB L40 HARDWOOD TIMBER POSTS ECT TO ENGINEERS AND/OR RS DETAILS AND SPECIFCATION	MP) TO IS MAX. 12r OARDS A ADJACEN S ON	n S IT
	GENER	AL PLAN S	ET N	ют	ES:			
E BASIX OR FURTHER E BASIX	CHECK CONJU REPOR AUS &	ALL DIMEN NCTION W TS, DRAWI NZ STAND	NSIO ITH NGS ARD	NS (ALL , LE(5, EN	DN SI RELEV GEND VGINE	TE. THIS DRAWING IS TO /ANT CONTRACTS, SPECI S, NATIONAL CONSTRUC ERING & COUNCIL APPR	BE REA FICATIO TION C OVALS	d IN DNS, ODE,
	UPPER FLOOR P	LAN		DR/	AWIN	G REVISIONS + NOTES		
	CALE:	1 . 100		D 14.	ate: 02.22	Description: REV CONCEPT	Issue: B	Drawn: JC
5 OF 22	SHEET SIZE:	A2		16.	06.22	DA PLANS/CHANGES	G	LN
	START DATE:	14.02.22		21. 06.	06.22	BASIX UPDATES	Л	LN
	DWG No:	J5150		11. 18,	07.22 /4/24	FINAL PLANS RFI REDESIGN	K R	LN JC
	F: 02 (6583 9820				WWW. COLLINSWCO	LLINS.CO	UA.MC

Item 05 Attachment 2 Page 55







1:100

BUSHFIRE NOTES:			natHERS & BASIX NOTE	S:		GENER	AL PLAN SET	NOTES:			
PLEASE REFER TO BU	SHFIRE REPORT COMPLETED BY FIR	REBIRD	PLEASE REFER TO THE "S	UMMARY OF BA	SIX	CHECK	ALL DIMENSIO	ONS ON SI	TE. THIS DRAWING IS TO	BE REA	AD IN
BAL - 19 & 29 ECOSULTANTS PTY L	ΓD		COMMITMENTS" ON SH	EET 3 & 21 FOR F	URTHER	CONJU	NCTION WITH	ALL RELE	VANT CONTRACTS, SPEC	IFICATI	iONS,
REF: Port Macquarie	e - symboin property - June 2023		INFORMATION. PLEASE	REFER TO THE BA	SIX	REPOR	TS, DRAWING	S, LEGEND	S, NATIONAL CONSTRUC	TION	CODE,
BAL-19 FOR NORTHE	RN, WESTERN & EASTERN I BAL-29	FOR SOUTHERN	CERTIFICATE FOR EXACT	DETAILS.		AUS &	NZ STANDARD	S, ENGIN	EERING & COUNCIL APPP	ROVALS	ŝ
	Note: Copyright © 2022: Collins.w.Collins PTY LTD		CHED LINITS - STRATA			ELEVA	IONS	DRAWIN	G REVISIONS + NOTES		
	reproduced or transmitted in any form or by means,		CHED ONITS SHOWN					Date:	Description:	Issue:	Draw
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLA	NS	SHEET 6.0	1E 22	SCALE:	1:100	14.02.22	REV CONCEPT	TO BE REA ECIFICATI UCTION C 'PROVALS ' Issue: B G H H J K R VCOLUNIS (JC
	copyright holders.	LOT No: 16	DP No: 1268882	511221. 0.0	// 22		A2	16.06.22	DA PLANS/CHANGES	G	LN
collinswcollins	DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to	STREET: 20 CAS	TLE COURT, PORT MACQU	ARIE		SHEET SIZE.	A2	21.06.22	CLIENT CHANGES	Н	LN
	commencement of shop drawings or fabrication.					START DATE:	14.02.22	11.07.22	BASIX UPDATES	1	LIN
Building Designers	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCH	IER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
00 A lowel stress (DO Dow ECC7) Dowt Margar	uaria NEW/ 2444 Chan 17 Controngin	t Areado, Tarao NCM	U 2420 T	02 (502 4444		Ft 02	6592 0920	,,,		ILLING C	2014





SECTION A-A

1:100



SECTION B-B

1:100



SECTION C-C 1:100

CONSTRUCTION NOTES: STARS RAMPS MANDRAILS & ALUSTRADE NOTES: STARS TO COMPLY WITH NICC VOL 2, HDD AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS, RAMPS TO COMPLY WITH PART 11.2.3 SLIP RESISTANCE TO STARS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH ASS86. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL, BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL 2, HSD 3AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS. WINDOW NOTES: BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROAM INDOWS - WHERE THE FLOOR LEVEL OF A BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCE HOUSING PROVISIONS. BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE MINDOW TO COMPLY WITH VOL 2. NCC 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

BUSHFIRE NOTES: PLEASE REFER TO BUSHFIRE REPORT COM ECOSULTANTS PTY LTD REF: Port Macquarie - symboin property PDF 105 CON DOTIVISION UNCERTICAL SECOND	PLETED BY FIR	REBIRD	natHERS & BASIX NOTE PLEASE REFER TO THE "S COMMITMENTS" ON SH INFORMATION. PLEASE I	SUMMARY C EET 3 & 21 I REFER TO TH	DF BASIX FOR FURTHER HE BASIX	GENER CHECK CONJU REPOR	RAL PLAN SET I ALL DIMENSIC INCTION WITH TS, DRAWINGS	NOTES: DNS ON SI ALL RELEV 5, LEGEND	TE. THIS DRAWING IS TO VANT CONTRACTS, SPECI S, NATIONAL CONSTRUC	BE REA FICATION C	ad in Ons, Ode,
Note: Copyright © 2022: Collin	S.w.Collins PTY LTD his drawing may be	PROJECT:ATTA	CHED UNITS - STRATA	DETAILS.		SECTI	ONS	DRAWIN	G REVISIONS + NOTES	Issue:	Drawn:
electronic, mechanical, photoc otherwise, without the prior pr	pying, recording or rmission of the	STATUS: DA PLAN	NS	SHEET:	7 OF 22	SCALE:	1:100	14.02.22	REV CONCEPT	B	JC
copyright holders. DO NOT SCALE from this draw	ng. CONTRACTOR is to	STREET: 20 CAST	DP NO: 1268882	ARIF		SHEET SIZE:	A2	21.06.22	CLIENT CHANGES	н	LN
COIIINSWCOIIINS commencement of shop draw	gob prior to ngs or fabrication.	01112211 20 0701	ee coonti, i oni initiadoi			START DATE:	14.02.22	06.07.22	BASIX UPDATES	1	LN
Building Designers Discrepancies to be referred to Designer prior to commencement	the consultant int of work.	CLIENT: FLETCH	ER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Macquarie NSW 2444 Shop	17 Centrepoin	t Arcade, Taree NSW	(2430 T:	: 02 6583 441	.1	F: 02	6583 9820		WWW. COLLINSWCO	LLINS.C	OM.AU

Item 05 Attachment 2

Page 57





		WIN	DOW G	LAZING	SCHEDULI	<u>E - UNIT 1</u>		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
U2 S10	02 FL	BED 2	1215	2410	2143	SLIDING	ALUMINIUM	STANDARD
U2 S11	02 FL	MPR	1215	2110	2143	SLIDING		
U2 S12	02 FL	BED 1	875	3010	2143	SLIDING	ALUMINIUM	STANDARD
U2 S13	02 FL	LINEN	900	900	2143	FIXED GLASS	ALUMINIUM	STANDARD
U2 S14	01 FL	KITCHEN	1470	1210	2143	SLIDING	ALUMINIUM	STANDARD
•						•		
		<u>D0</u>	OOR GLA	AZING S	CHEDULE -	- UNIT <u>1</u>		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
U4.D30	01 FL	DINING	2112	4789	2112	SLIDING DOOR 4P	ALUMINIUM	STANDARD

NORTH FACE GLAZING

1:200



EAST FACE GLAZING

1:200



		WIN	DOW G	LAZING	SCHEDULI	<u>E - UNIT 2</u>		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
U2 S15	02 FL	BED 2	1215	2410	2143	SLIDING	ALUMINIUM	STANDARD
U2 S16	02 FL	BED 1	875	3010	2143	SLIDING	ALUMINIUM	STANDARD
U2.W01	01 FL	ENTRY	1470	1210	2143	SLIDING	ALUMINIUM	STANDARD
U2.W03	02 FL	STAIRS	900	900	2143	FIXED GLASS	ALUMINIUM	STANDARD
U2.W04	02 FL	MPR	1215	1810	2143	SLIDING	ALUMINIUM	STANDARD
		<u>D0</u>	OOR GLA	AZING S	CHEDULE -	- UNIT 2		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
U4.D65	01 FL	LIVING	2112	4789	2112	SLIDING DOOR 4P	ALUMINIUM	STANDARD

		WIN	IDOW G	LAZING	SCHEDULI	<u> - UNIT 3</u>		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING

SOUTH FACE GLAZING

1:200



WEST FACE GLAZING

1:200

		<u>D(</u>	OOR GLA	ZING S	CHEDULE -	- UNIT <u>3</u>		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING

		WIN	IDOW G	LAZING	SCHEDULI	<u> </u>		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
U4.W01	01 FL	ENTRY	1800	600	2143	DOUBLE HUNG	ALUMINIUM	LOW-E
U4.W02	01 FL	LIVING	1800	600	2143	DOUBLE HUNG	ALUMINIUM	LOW-E
U4.W03	01 FL	LIVING	1800	600	2143	DOUBLE HUNG	ALUMINIUM	LOW-E
U4.W04	01 FL	GUEST	1810	1450	2143	SLIDING	ALUMINIUM	STANDARD
U4.W05	01 FL	GUEST	1810	610	2143	SLIDING 2T	ALUMINIUM	STANDARD
U4.W06	01 FL	ENS	875	610	2143	DOUBLE HUNG	ALUMINIUM	STANDARD
U4.W07	02 FL	BED 2	875	2410	2143	SLIDING	ALUMINIUM	STANDARD
U4.W08	02 FL	BATH	900	900	2143	FIXED GLASS	ALUMINIUM	STANDARD
U4.W09	02 FL	BATH	875	2050	2143	SLIDING	ALUMINIUM	STANDARD
U4.W10	02 FL	STAIRS	2112	850	2143	FIXED GLASS	ALUMINIUM	STANDARD
U4.W11	02 FL	RUMPUS	875	2410	2143	SLIDING	ALUMINIUM	STANDARD
U4.W12	02 FL	RUMPUS	875	2410	2143	SLIDING	ALUMINIUM	STANDARD
		<u>D(</u>	DOR GLA	ZING S	CHEDULE -	- UNIT 4		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
U4.D01	01 FL	LIVING	2112	3625	2112	SLIDING DOOR 3P	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 FITTED ALL UNITS SLAZING: SINGLE LOW-E GLAZING WITH STANDARD ALUMINIUM FRAMES FITTED TO UNITS 4, WO1 WO2 & WO3

VEATHER STRIPPING TO BE INSTALLED THROUGHOUT

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISION

						WINDOWS -	WHERE THE FLOOR LEVEL IS 4	im OR MOI	RE
						ABOVE THE S COMPLY WIT ABCB HOUSII BARRIER WIT ABOVE FLOO COMPLY WIT	SURFACE BENEATH, WINDOW TH NCC, VOL. 2, H5P2 AND PAI NG PROVISIONS. TH A HEIGHT OF NOT LESS THA RI IS REQUIRED TO AN OPENA TH VOL 2 NCC PART 3.9.2.6 (c)	3 ARE TO 3 T 11.3.8 C 3 N 865mm BLE WIND(& 3.9.2.7	DF TI 1 IOW 1 (b)
						WINDOW AS 4055 : W AS 1288 : GL AS 2047 : W AS 1170-Par AS 3959 : CC PRONE AREA *THE STAND ADOPTED BY CONSTRUCT DEVELOPME	IND LOADS FOR HOUSING LASSIN BUILDING - SELECTION LASSIN BUILDING - SELECTION INDOWS & EXTERNAL DOORS rt 2: WIND ACTIONS ONSTRUCTION OF BUILDINGS IS SARDS REFERRED ABOVE ARE Y THE NECC AT THE TIME THE TION CERTIFICATE OR COMPUTE ENT CERTIFICATE APPLICATION	MPLY V I & INSTALI IN BUILDIN IN BUSHFIT IN BUSHFIT THE VER: RELEVAN SYING DN IS MAD	LATI NG IRE ISIOI IT
BUSHFIRE NOTES: PLEASE REFER TO BUSHFIRE REPORT COMPLETED BY FIRE BAL - 19 & 29 ECOSULTANTS PTV LTD REF: Port Macquarie - symboin property - June 2023 RAI - 19 FOR NORTHFRN. WESTERN & FASTERN I BAI - 29 I	EBIRD	nathers & BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 21 FOR FURTHEI INFORMATION. PLEASE REFER TO THE BASIX THERN CERTIFICATE FOR EXACT DETAILS		GENEI CHECK CONJU REPOR AUS &	RAL PLAN SET (ALL DIMENSIC JNCTION WITH RTS, DRAWINGS NZ STANDARC	NOTES: DNS ON SIT ALL RELEV 5, LEGENDS	TE. THIS DRAWING IS TO /ANT CONTRACTS, SPEC S, NATIONAL CONSTRU FEING & COUNCIL APP) BE REA CIFICATION CTION C	AD ON COE
			T			1			_
Note: Copyright © 2022: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be	PROJECT: ATTAC	HED UNITS - STRATA	4	GLAZ	ZING	DRAWING	G REVISIONS + NOTES	leeve	
electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the convertible holdner.	STATUS: DA PLAN	S	SHEET: 8 OF 22	SCALE:	As indicated	14.02.22 16.06.22	REV CONCEPT DA PLANS/CHANGES	B G	
COLUMN COLUM	STREET: 20 CAST	LE COURT, PORT MACQU	ARIE	SHEET SIZE:	A2	21.06.22	CLIENT CHANGES	н	
COILINS WCOILINS commencement of shore drawings or fabrication		, .		START DATE:	14.02.22	06.07.22	BASIX UPDATES	1	
Distrogencies to be sefered to the second to the						11.07.22	T HARE F DAINS		
Building Designers Discrepancies to be referred to the consultant – Designer prior to commencement of work.	CLIENT: FLETCHE	R		DWG No:	J5150	18/4/24	RFI REDESIGN	R	

Item 05 Attachment 2



1:100

BUSHFIRE NOTES:			natHERS & BA	SIX NOTES:		GEN	ERAL PLA	N SET NOTES:				
PLEASE REFER TO BU	SHFIRE REPORT COMPLETED BY F	IREBIRD	PLEASE REFER TO THE "SUMMARY OF BASIX			CHE	CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ					
AL - 19 & 29 ECOSULTANTS PTY L	TD		COMMITMENT	TS" ON SHEET 3 & 21 F	OR FURTHER	CON	CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIO					
REF: Port Macquari	e - symboin property - June 2023		INFORMATION	. PLEASE REFER TO TH	E BASIX	REPO	REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRU			1 COD		
BAL-19 FOR NORTHE	RN, WESTERN & EASTERN I BAL-2	9 FOR SOUTHERN	CERTIFICATE FO	OR EXACT DETAILS.		AUS	& NZ STA	NDARDS, ENGINEERING & CO	DUNCIL APPROVA	LS		
=///		CHED LINITS - STRATA		ROOF PLAN		DRAWIN	G REVISION + NOTES					
	reproduced or transmitted in any form or by means,	Those of ATTACHED ONITS					Date	Revision	Issue	Dra		
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS		SHEET 9 OF 22	SCALE:	As Showr	14.02.22	REV CONCEPT	В	J		
PTY LTD	copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to	LOT No: 16 DP	No: 1268882	SHEET. S OF 22	SHEET SIZE:	A3	06.07.22	BASIX UPDATES	J	LI		
collinswcollins	check all the dimensions on the job prior to commencement of shop drawings or fabrication.	STREET: 20 CASTLE	E COURT, PORT N	IACQUARIE	START DATE:	14.02.22	11.07.22	FINAL PLANS	К			
Building Designers Discrepancies to be referred to the consultant Designer prior to commencement of work.		CLIENT: FLETCHER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	J		



NEW WARM SEASON TURF GRASS THROUGHOUT NEW WARM SEASON TURF GRASS THROUGHOUT NEW WARM SEASON TURF GRASS	
HARD SURFACE - PATHS FEATURE OR STATEMENT PLANTINGS • ALL HARD-SCAPED SURFACES SHALL BE INSTALLED BY QUALIFIED LANDSCAPE TRAD AND AS PER MANUFACTURERS INSTRUCTIONS, • TURE SPECIES SHALL CONSISTS OF A WARM SEASON SPECIES ONLY SUCH AS; BUFF.	DES FALO,
HARD SURFACE - DRIVEWAY REFER BUILDING DESIGN FOR DETAILS NEW SMALL / MEDIUM EVERGREEN SHRUBS NEW SMALL / MEDIUM EVERGREEN SOFT WOODED NEW SMALL / MEDIUM EVERGREEN SOFT WOODED NEW SMALL / MEDIUM EVERGREEN SOFT WOODED NEW SMALL / MEDIUM EVERGREEN SOFT WOODED	DUGHT BE SUN
HARD SURFACE - PATIOS REFER BUILDING DESIGN FOR DETAILS	JN, NEED D
All rights reserved. No part of this drawing may be reported or transmitted and may be reported and may be reported and may be reported or transmitted and may be reported or transmitted and may be reported and m	: Drawn:
electronic, metamancia, prodocopying, reaconing of the structure of the view, which is the structure of the view, which the provide prime is the structure of the view, which is the structure of the view of the	JC
copyright hodes. ContractOre to DV NOT JC658882 UIT NOT TO DV NOT JC658882 SHEET SIZE: A2 LIG622 CLENT CHANGES H	LN
COILINSWCOILINS check all the dimensions on the job prior to commencement of shop davings or tablication. Since L 2000 relations of the daving or tablication.	LN
Building Designers Discrepandes to be referred to the consultant CLIENT: FLETCHER DWG No: 15150 18/4/74 REI REPORTSIN R	LN
89A lord street (PO Box 5667), Port Macquarie NSW 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411 F: 02 6583 9820 WWW. COLLINS. (C	COM.AU

Item 05 Attachment 2

Page 60





1:250

WINTER SOLSTICE (JUNE 21ST) SHADOW DIAGRAMS

	— ///.	Note: Copyright © 2022: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be	PROJECT: ATTACHED UNITS - STRATA			SHADOWS		DRAWING REVISIONS + NOTES				
		reproduced or transmitted in any form or by means,							Date:	Description:	Issue:	Drawn:
		electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA P	PLANS	CULLET.	11 05 22	SCALE:	1:250	14.02.22	REV CONCEPT	В	JC
	copyright holders.		LOT No: 16	DP No: 1268882	SHEEL	11 OF 22			16.06.22	DA PLANS/CHANGES	G	LN
	DO NOT SCALE from this drawing. CONTRACTOR is to how the point of the Building Designers		STREET: 20 CASTLE COURT PORT MACOUARIE			SHEET SIZE:	A2	21.06.22	CLIENT CHANGES	н	LN	
							START DATE:	14.02.22	06.07.22	BASIX UPDATES	1	LN
			CUENT DET				DIVICINI	15150	11.07.22	FINAL PLANS	К	LN
			CLIENT: FLETCHER			DWG NO:	15150	18/4/24	RFI REDESIGN	R	JC	
89	A lord street (PO Box 5667), Port Macqu	uarie NSW 2444 Shop 17 Centrepoint	t Arcade, Taree N	NSW 2430 T:	02 6583 44	411	F: 02	6583 9820		WWW. COLLINSWCO	LLINS.C	:OM.AU



WEST ELEVATION_LOT 1 @3PM

	Note: Copyright © 2021: Collins.w.Collins PTY LTD	PROJECT: ATTACHED LINITS - S	PROJECT: ATTACHED UNITS - STRATA			DRAWIN	G REVISION + NOTES		
	reproduced or transmitted in any form or by means,					Date	Revision	Issue	Drawn
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.		SHEET: 12 OF 22	SCALE:	As Shown	14.02.22	REV CONCEPT	В	JC
PTY LTD				SHEET SIZE:	A3	16.06.22	DA PLANS/CHANGES	G	LN
collinswcollins			STREET: 20 CASTLE COURT, PORT MACQUARIE			11.07.22	FINAL PLANS	к	LN
Building Designers	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCHER		DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Ma	cquarie nsw 2444 Shop 17 Centrepoir	nt Arcade, Taree NSW 2430	T: 02 6583 4411	F: 02 6	583 9820		WWW. COLLINSWO	OLLINS.	COM.AU





U1 BACK SIDE (EAST)

A produced or transmitted in any form or by measure in the control of the form or by measure in the control of the form or by measure in the control of the form or by measure in the control of the form or by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the form of by measure in the control of the control of the form of by measure in the control of the form of by measure in the control of the contro	Drawn:
electronic, mechanical, photocopying, recording or otherwise, whoto the prior permission of the STATUS: DA PLANS SHEET: 13 OF 22 SCALE: 1402.22 REV CONCEPT B	IC
STEEL: 15 UF // 11	
copyright holders. LOT No: 16 DP No: 1268882	LN
DO NOT SCALE from this drawing. CONTRACTOR is to STREFT: 20 CASTLE COLURE PORT MACOLIARIE SHEET SIZE: A2 21.06.22 CLIENT CHANGES H	LN
COTTINS WCOTTINS check at the dimension on the jog birt of the distribution of the population of the distribution of the population of the distribution of the distrib	LN
Building Designers Discrepancies to be referred to the consultant	LN
Designer prior to commencement of work. CLIENT: FLETCHER DWG NO: J5150 18/4/24 RFI REDESIGN R	JC
89A lord street (PO Box 5667), Port Macquarie NSW 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411 F: 02 6583 9820 WWW. COLLINS.CO	M.AU

C3 ENVIRONMENTAL MANAGEMENT ADRIVEWAY Α ; . 4. . . A U4 COURTYARD U1 COURTYARD U2 COURTYARD PROPOSED PROPOSED PROPOSED PROPOSED U4 U3 U2 U1 E ₩ ₩ ₩ _ EFFIT MANEUVERING PLAN .A.4 DRIVEWAY 1:200



MANEUVERING PLAN

1:200

	Note: Copyright © 2022: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be	PROJECT: ATTACHED UNITS - STRATA	MANEUVERING PLAN		DRAWING REVISIONS + NOTES				
	reproduced or transmitted in any form or by means,					Date:	Description:	Issue:	Drawn:
	electronic, mechanical, photocopying, recording or otherwise without the prior permission of the	STATUS: DA PLANS		SCALE:	1:200	14.02.22	REV CONCEPT	в	JC
	copyright holders.	LOT No: 16 DP No: 1268882	3HEE1. 14 OF 22			16.06.22	DA PLANS/CHANGES	G	LN
	DO NOT SCALE from this drawing. CONTRACTOR is to	STREET: 20 CASTLE COURT PORT MACOUAE	SHEET SIZE:	A2	28.11.22	SUBDIVISION PLAN	м	LN	
collinswcollins	COIIINSWCOIIINS check all the dimensions on the job prior to					09.06.23	FFL UPDATE	N	LN
Building Designers	Discrepancies to be referred to the consultant					07.12.23	RFI UPDATES	Р	LN
	Designer prior to commencement of work.		CLIENT: FLETCHER			18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Macq	arie NSW 2444 Shop 17 Centrepoint	t Arcade, Taree NSW 2430 T: 0	02 6583 4411	F: 02	6583 9820		WWW. COLLINSWCO	LINS.CC	DM.AU



Page 65

Item 05 Attachment 2

	Note: Copyright © 2022: Collins.w.Collins PTY LTD All rights researed. No part of this drawing may be	PROJECT: ATTACHED UNITS - STRATA		INDICITIVE SUBDIVISION		DRAWIN	G REVISIONS + NOTES		
	reproduced or transmitted in any form or by means,			PLAN (STRATA)		Date:	Description:	Issue:	Drawn:
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS		SCALE:	1:200	14.02.22	REV CONCEPT	В	JC
	copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to STRE	LOT No: 16 DP No: 1268882	SHEET: 15 UF 22			16.06.22	DA PLANS/CHANGES	G	LN
		STREET: 20 CASTLE COURT, PORT MACOUA	ARIF	SHEET SIZE:	A2	11.07.22	FINAL PLANS	К	LN
cominswcomins	concern all the dimensions on the job prior to commencement of shop drawings or fabrication.			START DATE:	14.02.22	28.11.22	SUBDIVISION PLAN	м	LN
Building Designers	Discrepancies to be referred to the consultant			DIVICINI	15150	09.06.23	FFL UPDATE	N	LN
	Designer prior to commencement of work.	CLIENT: FLETCHER		DWG NO:	15150	18/4/24	RFI REDESIGN	R	JC
A lord street (PO Box 5667), Port Macq	uarie NSW 2444 Shop 17 Centrepoin	nt Arcade, Taree NSW 2430 T:	02 6583 4411	F: 02	6583 9820		WWW. COLLINSWCO	LLINS.C	OM.AU

INDICATIVE SUBDIVISION PLAN (STRATA)

AS3959-2018 – SECTION 3 - GENERAL CONSTRUCTION REQUIREMENTS 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, MAINTAINERS, DEMOLISHERS.

3.1 GENERAL

This Section specifies general requirements for the construction of buildings for all Bushfire Attack Levels (BALs). The BALs and the corresponding Sections for specific construction requirements are listed in Table 3.1.

TABLE 3.1

BUSHFIRE ATTACK LEVELS AND CORRESPONDING SECTIONS FOR SPECIFIC CONSTRUCTION REQUIREMENTS

Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Construction Section
BAL-LOW	See Clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL-12.5	≤12.5 kW/m ²	Ember attack	3 and 5
BAL-19	>12.5 kW/m ² ≤19 kW/m ²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 6
BAL—29	>19 kW/m ² ≤29 kW/m ²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 7
BAL-40	>29 kW/m² ≤40 kW/m²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of direct contact with flames	3 and 8
BAL-FZ	>40 kW/m ²	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 and 9

3.2 CONSTRUCTION REQUIREMENTS FOR SPECIFIC STRUCTURES 3.2.1 Attached structures and structures sharing a comm space

Where any part of a garage, carport, veranda, cabana, studio, storage area or similar roofed structure is attached to, or shares a common roof space with, a building required to conform with this Standard, the entire garage, carport, veranda or similar roofed structure shall conform with the construction requirements of this Standard, as applicable to the subject building.

Alternatively, the structure shall be separated from the subject building by a wall that extends to the underside of a non-combustible roof covering, and that conforms with one of the following:

(a) The wall shall have an FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-loadbearing walls when tested from the attached structure side and shall have openings protected as follows: (i) *Doorways*—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4. (i) Windows—by fire windows with an FRL of -/60/- when tested in accordance with AS 1530.4 and permanently fixed in the closed positio (iii) Other openings—by construction with an FRL of not less than -/60/-when tested in accordance with AS 1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

(b) The wall shall be of masonry, earth or masonry-veneer construction with the masonry leaf of ont less than 90 mm in thickness and shall have openings protected as follows:

(i) Doorways—by self-closing fire doors with an ERL of -/60/30. (ii) Windows—by fire windows with an FRL of -/60/- when tested in accordance with AS 1530.4 and permanently fixed in the closed position (iii) Other openings-by construction with an FRL of not less than -/60/when tested in accordance with AS 1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii). 3.2.2 Garages and carports beneath the subject building

Where a garage or carport is beneath a building required to comply with this Standard, it shall conform with the construction requirements of this Standard, as applicable to the subject building. Alternatively, any construction separating the garage or carport

(including walls and flooring systems) from the remainder of the building (a) The separating construction shall have an FRL of not less than (a) The separating construction shall have an FRL of not less than

60/60/60 for loadbearing construction and -/60/60 for non-loadbearing construction when tested from the garage or carport side and shall have openings protected in accordance with the following:

(i) Doorways-by self-closing fire doors with an FRL of -/60/30 (ii) Windows—by fire windows with an FRL of -/60/- when tested in accordance with AS 1530.4 and permanently fixed in the closed position (iii) Other openings-by construction with an FRL of not less than -/60/when tested in accordance with AS 1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with them (iii).

(b) Where part or all of the separating construction is a wall, the wall need not conform with Item (a) above, provided the wall is of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness and the wall has openings protected in accordance with the following:

(i) Doorways—by self-closing fire doors with an FRL of -/60/30 conforming with AS 1905.1 and tested in accordance with AS 1530.4 (ii) Windows-by fire windows with an FRL of -/60/- when tested in (iii) Other openings—by construction with an FRL not less than -/60/when tested in accordance with AS 1530.4.

NOTE: Control and construction joints, subfloor vents, weepho penetrations for pipes and conduits need not conform with Item (iii) 3.2.3 Adjacent structures on the subject allotment Where any garage, carport, or similar roofed structure on the subject

allotment is not attached to a building required to conform with this Standard, that structure shall conform with the construction requirements of this Standard.

Alternatively, the adjacent structure shall be senarated from the subject building by one of the following:

(a) A distance of not less than 6 m from the building required to conform with this Standard. This distance is measured as any of the horizontal straight lines from the adjacent structure to the subject building.

(b) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-loadbearing walls when tested from the outside. Any openings in the wall shall be protected in accordance with the following

(i) Doorways—by self-closing fire doors with an FRL of -/60/30, ming with AS 1905.1 and tested in accordance with AS 1530.4 (ii) Windows-by fire windows with an FRL of -/60/- when tested in (iii) Other openings—by construction with an FRL of not less than -/60/when tested in accordance with AS 1530.4 NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

(iii) Other openings—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4. NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii) 3.3 EXTERNAL MOULDINGS

Unless otherwise required in Clause 3.6.1 and Sections 5 to 9, combustible external mouldings, jointing strips, trims and sealants may be used for decorative purposes or to cover joints between sheeting material

3.4 HIGHER LEVELS OF CONSTRUCTION

The construction requirements specified for a particular BAL shall be acceptable for a lower level. NOTE: For example, if the site has been assessed at BAL-12.5, BAL-12.5 construction is required; however, any element of combination of elements contained in BAL-19, BAL-29, BAL-40 and BAL-FZ levels of construction may be used to satisfy this Standard 3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

Where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However, it shall not reduce to below BAL—12.5. An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the same building (see Figure 3.1). However, it shall not reduce to below BAL 12.5 The shielding of an elevation shall apply to all the elements of the wall, including openings, but shall not apply to subfloors or roofs.



 Direction of fire attack Walls not exposed to fire attac

FIGURE 3.1 EXAMPLES OF WALLS SUBJECT TO SHIELDING

3.6 VENTS, WEEPHOLES, GAPS AND SCREENING MATERIALS

3.6.1 Vents, weepholes, joints and the like All gaps including vents, weepholes and the like shall be screened,

except for weepholes to the sills of windows and doors. All joints shall be suitably backed with a breathable sarking or mesh, except as permitted by Clause 3.3.

The maximum allowable aperture size of any mesh or perforated material used as a screen shall be 2 mm.

C3.6.1 Weepholes in sills of windows and doors and those gaps

between doors and door jambs, heads or sills (thresholds) are exempt from screening because they do not provide a direct passage for embers

to the interior of the building or building cavity. 3.6.2 Gaps to door and window openings

Where screens are fitted to door openings for ember protection, they shall have a maximum aperture of 2.0 mm and be tight fitting to the

frame in the closed position. Gaps between doors including jambs, heads or sills (thresholds) shall be protected using draught seals and excluders or the like (see Figure 3.2). Windows conformant with AS 2047 will satisfy the requirements for gap protection

. Screens fitted to window openings shall have a maximum aperture of

2.0 mm and these shall be tight fitting to the frames. **C3.6.2** There are no requirements to screen the openable parts of doors for ember protection at the lower BALs, however in many circumstances

, it may be desirable to screen the opening for insect protection. In such circumstances, where the insect screen is fitted internally, such screens may be considered as a door furnishing and the use of non-metallic mesh permissible, provided the screening system is fitted internally and wholly protected by the closed door.





(a) protect the entire window assembly including framing, glazing, sash (b) protect the entire door assembly including framing, glazing, sill and

9.5.1 for the relevant BAL;

(e) be capable of being closed manually from either inside or outside or motorised shutter systems, where they are not reliant on mains power

NOTE: If power-assisted shutter systems are used then that system is powered with continuous back-up energy such as a battery system (f) when in the closed position, have no gap greater than 2 mm bet

(g) where perforated, have uniformly distributed perforations with a maximum aperture of 2 mm and a perforated area no greater than 20% of the shutter

If bushfire shutters are fitted to all external doors then at least one of those shutters shall be operable from the inside to facilitate safe egress from the building

SYSTEMS TO THE AS 1530.8 SERIES

Unless otherwise specified, elements of construction and syste satisfy this Standard when tested in accordance with the AS 1530.8 series for the relevant BAL level and Crib Class in Table 3.2 Elements of construction or systems tested in accordance with AS 1530.8.1-2007 with Crib Class A prior to the issue of this Standard are acceptable.

Acceptable test criteria	Relevant allowable BAL level	Crib class
AS 1530.8.1	BAL-12.5 to BAL-40	AA
AS 1530.8.2	BAL—FZ	Not applicable

Where any element of construction or system satisfies the test criteria in the AS 1530.8 series without screening for ember protection, the requirements of this Standard for screening of openable parts of

windows shall still apply. Where a window protected with a shutter satisfies the test criteria of screening of openable parts of windows do not apply. NOTE: The ember protection function of tested shutter has been verified

by the testing

3.9 GLAZING

Glazing requirements shall be in accordance with Sections 5 to 9 of this Standard NOTES:

1 Where double-glazed assemblies are used, the glazing requirements provided in this Standard apply to the external face of the glazed assembly only.

2 Refer to AS 1288 for an explanation of the terminologies used to describe various types of glass in this Standard. 3.10 SARKING

Where sarking is required in Sections 5 to 9, the flammability index shall not exceed five when tested to AS 1530.2. C3.10 Sarking material is a principal component used to control

condensation and is used for energy efficiency purposes under the NCC. It may be vapour permeable or impermeable dependant on its location within the structure. Seek independent advice regarding selection of

3.11 TIMBER LOG WALLS

Where the thickness of a timber log wall is specified in Sections 5. 6 and 7, two criteria are nominated, as follows:

(a) The nominal overall thickness is the overall thickness of the wall. (b) The minimum thickness is the thickness of the wall at the interface of two logs in the wall.

For most log profiles, the thickness of the log at the interface with an

(c) Either opening in or out FIGURE 3.2 GAPS BETWEEN DOORS AND THE DOOR JAMBS, HEADS OR SILLS (THRESHOLDS) **3.7 BUSHFIRE SHUTTERS**

hardware; (c) consist of materials specified in Clauses 5.5.1, 5.5.1, 7.5.1, 8.5.1 and

(d) be fixed to the building and be non-removable

the shutter and the walk frame or sill: and

3.8 TESTING OF MATERIALS, ELEMENTS OF CONSTRUCTION AND

TABLE 3.2 TESTING OF MATERIALS, ELEMENTS

OF CONSTRUCTION AND SYSTEMS

the AS 1530.8 series, the additional requirements of this Standard for

(c) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and is of masonry, earth or masonry-veneer construction with the masonry leaf of not less than 90 mm in thickness. Any openings in the wall shall be protected in accordance with the following: (i) *Doorways*—by self-closing fire doors with an FRL of -/60/30,

conforming with AS 1905.1 and tested in accordance with AS 1530.4 (ii) Windows-by fire windows with an FRL of -/60/- when tested in accordance with AS 1530.4 and permanently fixed in the closed position adjacent log is less than the overall thickness of the wal

	Note: Copyright © 2021: Collins.w.Collins PTY LTD	PROJECT: ATTACHED LINITS - STRATA			BUSHFIRE NOTES -		DRAWING REVISION + NOTES				
	reproduced or transmitted in any form or by means,	TROJECT: AT				GENERAL REQUIREMENTS		Date:	Revision:	Issue:	Drawn:
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PL	ANS	SHEET	16 OF 22	SCALE:	1:100	14.02.22	REV CONCEPT	В	JC
copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is copyright bolders.		LOT No: 16		10 01 22	SHEET SIZE:	A3	16.06.22	DA PLANS/CHANGES	G	LN	
COIIINSWCOIIINS Building Designers Discre	check all the dimensions on the job prior to commencement of shop drawings or fabrication.	STREET: 20 CASTLE COURT, PORT MACQUARIE			START DATE:	14.02.22	11.07.22	FINAL PLANS	К	LN	
	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLET	CLIENT: FLETCHER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Macq	9A lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 658.				3 4411	F: 02 6583 9820			WWW. COLLINSWC	OLLINS.	COM.AU



	Note: Copyright © 2021: Collins.w.Collins PTY LTD	PROJECT: ATTACHED LINITS - STRATA			BUSHFIRE NOTES -		DRAWING REVISION + NOTES			
	reproduced or transmitted in any form or by means,	These and a second seco	~		ADDITIONAL		Date:	Revision:	Issue:	Drawn:
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS	SHEET: 17 OF 22		SCALE.	MENTSO	14.02.22	REV CONCEPT	В	JC
PTY LTD	copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to	LOT No: 16 DP No: 1268882	T No: 16 DP No: 1268882			A3	16.06.22	DA PLANS/CHANGES	G	LN
collinswcollins	check all the dimensions on the job prior to commencement of shop drawings or fabrication.	SIREET: 20 CASILE COURT, PORT MACQUARIE			START DATE:	14.02.22	11.07.22	FINAL PLANS	к	LN
Building Designers	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCHER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Maco	9A lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411				F: 02 65	83 9820		WWW. COLLINSWO	COLLINS.	COM.AU

(c) Eave's ventilation openings shall be fitted with ember guards in

accordance with Clause 3.6 and made of corrosion-resistant steel

Joints in eaves linings, fascia's and gables may be sealed with plastic

This Standard does not provide material requirements for-

If installed, gutter and valley leaf guards shall be non-combustible.

Box gutters shall be non-combustible and flashed at the junction with

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings. C6.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with

decking with seasonal changes in moisture content, that spacing may

range from 0 mm-5 mm during service. It should be noted that recent

research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which

may contribute to a fire. Larger gap spacing of 10mm may preclude this from happening but such a spacing regime may not be practical for a

6.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and

This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials

Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall conform with Clause 5.4.

This Standard does not provide construction requirements for support

framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and

6.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and

landings This Standard does not provide construction requirements for decking,

stair treads and the trafficable surfaces of ramps and landings that are

more than 300 mm from a glazed element. Decking, stair treads and the trafficable surfaces of ramps and landings

less than 300 mm (measured horizontally at deck level) from glazed

elements that are less than 400 mm (measured vertically) from the

(c) a timber species as specified in Paragraph E1, Appendix E; or (d) a combination of any of Items (a), (b), or (c).

columns, stumps, stringers, piers and poles.

6.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps

This Standard does not provide construction requirements for support

framing of verandas, decks, ramps or landings (i.e. bearers and joists). 6.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and

This Standard does not provide construction requirements for decking,

trafficable surfaces of ramps and landings that are more than 300 mm

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed

elements that are less than 400 mm (measured vertically) from the

(a) non-combustible material; or

(c) a timber species as specified in Paragraph E1, Appendix E; or (d) a combination of any of Items (a), (b), or (c).

his Standard does not provide construction requirements for

(a) shall be timber mounted on galvanized mounted shoes or stirrups

ith a clearance of not less than 75 mm above the adjacent finished

(b) if less than 400 mm (measured vertically) from the surface of the

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas

regulations or 0.9 mm whichever is the greater. The metal pipe shall

extend a minimum of 400 mm within the building and 100 mm below

NOTE: Refer to State and Territory gas regulations. AS/NZS 5601.1 and

C6.8 Concern is raised for the protection of bottled gas installations.

Location, shielding and venting of the gas bottles needs to be

deck or ground (see Figure D2, Appendix D) shall be made from-

(ii) bushfire-resisting timber (see Appendix F); or (iii) a timber species as specified in Paragraph E1, Appendix E; or

Above-ground, exposed water supply pipes shall be metal

(b) bushfire-resisting timber (see Appendix F); or

6.7.4 Balustrades, handrails, or other barriers

balustrades, handrails and other barriers.

This Standard does not provide construction requirements for the

surface of the deck (see Figure D2, Appendix D) shall be

(b) oushfire-resisting timber (see Appendix F); or

6.7.2.3 Framing This Standard does not provide construction requirements for the

(a) gutters, with the exception of box gutters; and

This Standard does not provide construction requirements for fascia's,

bronze, or aluminium.

(b) downpipes

6.7.1 General Decking may be spaced.

timber deck

6.7.2.2 Supports

made from-

and landings

6.7.3.1 Supports

6.7.3.2 Framing

stair treads and the

from a glazed element.

6.7.5 Veranda posts

(i) non-combustible material; or

iv) a combination of any of Items (a) or (b)

6.8 WATER AND GAS SUPPLY PIPES

Veranda posts

ground level; or

ground

AS/NZS 4645.1.

considered

(a) non-combustible material; or

landings

joining strips or timber storm moulds.

the roof with non-combustible material 6.7 VERANDAS, DECKS, STEPS AND LANDINGS

6.7.2.1 Materials to enclose a subfloor space

posts, columns, stumps, stringers, piers and poles,

are less than 400 mm from the ground.

bargeboards and eaves linings. 6.6.7 Gutters and downpipes

AS3959-2018 – CONSTRUCTION FOR BUILDINGS IN BUSHFIRE PRONE AREAS – SECTION 6 (BAL 19) 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, MAINTAINERS, DEMOLISHERS.

(iv) Seals and weather strips There are no specific requirements for seals

(v) Screens There is no requirement to screen the openable part of the

(a) The lower portion of a vehicle access door that is within 400 mm of

the ground when the door is closed (see Figure D4, Appendix D) shall be

(vi) Sliding panels Sliding panels shall be tight-fitting in the frames

(iii) fibre-cement sheet a minimum of 6 mm in thickness; or (iv) a timber species as specified in Paragraph E1, Appendix E; or

(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals, or brushes. Door assemblies

2 Gaps of door edges or building elements should be protected as per

C6.5.6(b) These guide tracks do not provide a direct passage for embers

into the building. (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.

(d) Vehicle access doors with ventilation slots shall be protected in

6.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND

The following applies to all types of roofs and roofing systems

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-

(b) The roof/wall and roof/roof junction shall be sealed or otherwise

. (c) Roof ventilation openings, such as gable and roof vents, shall be

preforated sheet conforming with Clause 3.6 and made of corrosion

(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335,2.98 shall be used, Evaporative coolers with an internal damper

(a) be located on top of the roof framing, except that the roof battens

(a) be fully sarked in accordance with Clause 6.6.2, except that foil-

backed insulation blankets may be installed over the battens; or (b) have any gaps sealed at the fascia or wall line, hips, and ridges

ade of corrosion-resistant steel, bronze, or aluminium; or

he following applies to veranda, carport, and awning roofs:

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is

C6.6.3 Sarking is used as a secondary form of ember protection for the

roof space to account for minor gaps that may develop in sheet roofing

(a) A version and a carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for

(b) A veranda, carport or awning roof separated from the main roo

NOTE: There is no requirement to line the underside of a veranda

The following applies to roof penetrations: (a) Roof penetrations, including roof lights, roof ventilators, roof-

space by an external wall [see Figures D1(b) and D1(c), Appendix D]

conforming with Clause 6.4 shall have a non-combustible roof covering

except where the roof covering is a translucent or transparent material

ort or awning roof that is separated from the main roof space

mounted evaporative cooling units, aerials, vent pipes and supports for

(b) Openings in vented roof lights, roof ventilators or vent pipes shall

NOTE: A gas appliance designed such that air for combustion does not

enter from, or combustion products enter into, the room in which the

systems and cowls. Advice can be obtained from manufacturers and State and Territory gas

(c) All overhead glazing shall be Grade A safety glass conforming with AS

In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue

(d) Glazed elements in roof lights and skylights may be of polyme provided a Grade A safety glass diffuser, conforming with AS 1288, is

installed under the glazing. Where glazing is an insulating glazing unit

(e) Flashing elements of tubular skylights may be of a fire-retardant

(f) Evaporative cooling units shall be fitted with non-combustible

(GU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.

material, provided the roof integrity is maintained by under-flashing of a material having a flammability index not exceeding five.

butterfly closers as close as practicable to the roof level, or the unit shall

be fitted with non-combustible covers with a mesh or perforated sheet

with a maximum aperture of 2 mm, made of corrosion-resistant steel,

(g) Eave's lighting shall be adequately sealed and not compromise the

conform with Clause 3.6 and be made of corrosion-resistant steel,

This requirement does not apply to a room sealed gas appliance.

solar collectors or the like, shall be sealed. The material used to seal the

(b) cover the entire roof area including ridges and hips; and

to prevent the entry of embers into the roof space need not be screened

6.5.6 Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:

(ii) bushfire-resisting timber (see Appendix F); or

(v) a combination of any of Items (i), (ii), (iii) or (iv).

fitted with guide tracks do not need edge gap protection.

and weather strips at this BAL level

sliding door at this BAL level.

(i) non-combustible material; or

1 Refer to AS/NZS 4505 for door types.

accordance with Clause 3.6.

AND GUTTERS AND DOWNPIPES)

protected in accordance with Clause 3.6.

resistant steel, bronze or aluminium.

may be fixed above the sarking:

(c) extend into gutters and valleys.

(iii) other non-combustible material: or

6.6.4 Veranda, carport and awning roof

) a combination of any of Items (i), (ii), or (iii)

the main roof, as specified in Clauses 6.6.1 to 6.6.6.

made from-

NOTES:

GABLES,

6.6.1 General

ombustible.

6.6.2 Tiled roofs

6.6.3 Sheet roofs

heet roofs shall

(ii) mineral wool, or

6.6.5 Roof penetrations

bronze or aluminium.

appliance is located.

technical regulators.

bronze, or aluminium.

1288

penetration shall be non-combustible.

6.1 GENERAL

A building assessed in Section 2 as being BAL-19 shall conform with Section 3 and Clauses 6.2 to 6.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 6, 2 to 6.8 (see Clause 3.8) NOTE: BAL—19 is primarily concerned with protection from ember attack and radiant heat greater than 12.5 kW/m2 up to and including 19 kW/m2

6.2 SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with—

(a) a wall that conforms with Clause 6.4; or (b) mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or

(c) a combination of Items (a) and (b). NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 6.7).

C6.2 Combustible materials stored in the subfloor space may be ignited y embers and impact the building. 6.3 FLOORS

6.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground

6.3.2 Elevated floors 6.3.2.1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with-

(a) a wall that conforms with Clause 6.4: or (b) a mesh or perforated sheet with a maximum aperture of 2 mm,

made of corrosion resistant steel, bronze or aluminium; or (c) a combination of Items (a) and (b). **6.3.2.2** Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring less than 400 mm above finished ground level, shall be one of the following:

(a) Materials that conform with the following

(i) Bearers and joists shall be—

- (A) non-combustible; or
- (B) bushfire-resisting timber (see Appendix F); or (C) a combination of Items (A) and (B).

(ii) Flooring shall be-

(A) non-combustible; or

- (B) bushfire-resisting timber (see Appendix F); or
- (c) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type materia

or mineral wool insulation; or

(D) a combination of any of Items (A), (B) or (C). or;
 (b) A system conforming with AS 1530.8.1.

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside

of the element is 400 mm or more above finished ground level. 6.4 WALLS 6.4.1 General

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be as follows: (a) Non-combustible material including the following provided the

imum thickness is 90 mm: (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.

(ii) Precast or in situ walls of concrete or aerated concrete (iii) Earth wall including mud brick. or;

(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed or

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is-

(i) non-combustible material: or (ii) fibre-cement a minimum of 6 mm in thickness; or

(iii) bushfire-resisting timber (see Appendix F); or

(iv) a timber species as specified in Paragraph E1, Appendix E; or (v) a combination of any of Items (i), (ii), (iii) or (iv). or;

(d) A combination of any of Items (a), (b) or (c) above. This Standard does not provide construction requirements for the

exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and

similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).

6.4.2 Joints All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed

6.4.3 Vents and weepholes

Except for exclusions provided in Clause 3.6. vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium

6.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

6.5.1 Bushfire shutters Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from-

(a) non-combustible material; or (b) a timber species as specified in Paragraph E1, Appendix E; or (c) bushfire-resisting timber (see Appendix F); or

(d) a combination of any of Items (a), (b), or (c),

6.5.2 Screens for windows and doorsWhere fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze, or

The frame supporting the mesh or perforated sheet shall be made

(a) metal; o

(b) bushfire-resisting timber (see Appendix F); or (c) a timber species as specified in Paragraph E2, Appendix E.

6.5.3 Windows and sidelights

(a) be completely protected by a bushfire shutter conforming with Clause 3.7 and Clause 6.5.1; or

(b) be completely protected externally by screens conforming with Clause 3.6 and Clause 6.5.2; or

C6.5.3(b) For Item (b), the screening needs to be applied to cover the ntire assembly, that is including framing, glazing, sash, sill, and hardware.

(c) conform with the following:

(i) Frame material For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery, shall be made from one of the following: (A) Bushfire-resisting timber (see Appendix F). or;

(B) A timber species as specified in Paragraph E2, Appendix E. or; (C) Metal. or;

(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium stainless steel or corrosion-resistant steel

There are no restrictions on frame material for all other windows (ii) Hardware There are no specific restrictions on hardware for windows. (ii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings, having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be toughened glass a minimum of 5 mm in thickness, or glass blocks with no restriction on glazing

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288

(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

(v) Screens The openable portions of windows shall be screened internally of externally with screens that conform with Clause 3.6 and Clause 6.5.2.

Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with Clause 6.5.2.

C6.5.3(c) For Item (c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when

the window is open. For Item (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed

glass and has to be externally fixed. For Item (c)(v), if the screening is required only to prevent the entry of

embers, the screening may be fitted externally or internally 6.5.4 Doors-Side-hung external doors (including French doors, panel fold and bifold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall— (a) be completely protected by bushfire shutters that conform with

(b) be completely protected externally by screens that conform with

Clause 3.6 and Clause 6.5.2. or;

(c) conform with the following:

(i) Door panel material Materials shall be (A) non-combustible: or

(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold;

(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm

above the threshold; or (D) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species

as specified in Paragraph F2, Appendix E or uPVC.

(ii) Door frame material Door frame material shall t (A) bushfire resisting timber (See Appendix F); or

(B) a timber species as specified in Paragraph E2, Appendix E; or

(C) metal; or

(c) metal reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(iii) Hardware There are no specific requirements for hardware at this BAL level.

(iv) Glazing Where doors incorporate glazing, the glazing shall be

toughened glass a minimum of 5 mm in thickness (v) Seals and weather strips Weather strips, draught excluders, or

(v) Screens There are no requirements to screen the openable part of the door at this BAL level.

(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable

6.5.5 Doors-Sliding doors Sliding doors shall-

BAL level.

(a) completely protected by a bushfire shutter that conforms with

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2: or

(c) conform with the following

(i) Frame material the material for door frames, including fully framed glazed doors, shall be-

(A) bushfire-resisting timber (see Appendix F); o (B) a timber species as specified in Paragraph E2, Appendix E; or

(C) metal: or

(iii) Glazing Where doors incorporate glazing, the glazing shall be

toughened glass a minimum of 5 mm in thickness

(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel. (ii) Hardware There are no specific requirements for hardware at this

> e of the 6.6.6 Eaves linings, fascia's and gables The following applies to eaves linings, fascia's, and gables: (a) Gables shall conform with Clause 6.4. (b) Eave's penetrations shall be protected the same as for roof penetrations, as specified in Clause 6.6.5.

=////	Note: Copyright © 2021: Collins.w.Collins PTY LTD	PROJECT: ATTACHED LINITS - STRATA	BUSHFIRE NOTES - BAL 19 REQUIREMENTS		DRAWING REVISION + NOTES				
	reproduced or transmitted in any form or by means,				Date: Revision:	Issue:	Drawn:		
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS	SHEET: 18 OF 22	SCALE:	1:100	14.02.22 REV CONCEPT	В	JC	
PTY LTD	copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to	LOT No: 16 DP No: 1268882		SHEET SIZE:	A3	16.06.22 DA PLANS/CHANGES	G	LN	
collinswcollins	COLLINSWCOLLINS check all the dimensions on the job prior to commencement of shop drawings or fabrication.		SIREEI: 20 CASILE COURT, PORT MACQUARIE			11.07.22 FINAL PLANS	К	LN	
Building Designers	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCHER	DWG No:	J5150	18/4/24 RFI REDESIGN	R	JC		
89A lord street (PO Box 5667), Port Maco	uarie nsw 2444 Shop 17 Centrepoir	nt Arcade, Taree NSW 2430	T: 02 6583 4411	F: 02 65	83 9820	WWW. COLLINSW	COLLINS.	COM.AU	

7.7.2.3 Framing This Standard does not provide construction requirements for the

joists)

landings

shall be-

and landings

7.7.3.1 Supports

7.7.3.2 Framing

landings

(a) of non-combustible material: or

(c) a combination of Items (a) and (b)

(a) of non-combustible material; or

(a) of non-combustible material: or

c) a combination of Items (a) and (b) 7.7.4 Balustrades, handrails, or other barriers

glazing or any combustible wall shall be-

from the building have no requirements.

(c) a combination of any of Items (a) or (b).

Above-ground, exposed water supply pipes shall be metal.

7.8 WATER AND GAS SUPPLY PIPES

(a) of non-combustible material; or

(a) non-combustible material; or (b) bushfire-resisting timber (see Appendix F); or

7.7.5 Veranda posts

Shall be made from

ground.

AS/NZS 4645.1.

(b) of bushfire-resisting timber (see Appendix F); or

(b) of bushfire-resisting timber (see Appendix F); or
 (c) a combination of Items (a) and (b).

(b) of bushfire-resisting timber (see Appendix F); or
 (c) a combination of Items (a) and (b).

(b) of bushfire-resisting timber (see Appendix F); or

(b) bushfire-resisting timber (see Appendix F); or (c) a combination of Jtems (a) and (b).

framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and

7.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and

Decking, stair treads and the trafficable surfaces of ramps and landings

7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps

Support posts, columns, stumps, stringers, piers and poles shall be—

Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be—

7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and

Decking, stair treads and the trafficable surfaces of ramps and landings

Those parts of the handrails and balustrades less than 125 mm from any

Those parts of the handrails and balustrades that are 125 mm or more

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas

regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100mm below

NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and

C7.8 concern is raised for the protection of bottled gas installations.

Location, shielding and venting of the gas bottles needs to be

AS3959-2018 – CONSTRUCTION FOR BUILDINGS IN BUSHFIRE PRONE AREAS – SECTION 7 (BAL 29) 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, MAINTAINERS, DEMOLISHERS.

7.6.3 Sheet roofs

(ii) mineral wool; or

(iii) other non-combustible material: or

7.6.4 Veranda, carport and awning roof

(i) of non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii).

7.6.5 Roof penetrations The following applies to roof penetrations:

penetration shall be non-combustible

1530.8.1; or

appliance is located

systems and cowls.

technical regulators.

outer pane of the IGU.

bronze, or aluminium

resistant steel, bronze, or aluminium

(b) Eascia's and bargeboards shall-

(iii) be a combination of Items (i) and (ii).

joining strips or timber storm moulds

the roof, with non-combustible materials

decks, steps, ramps or landings.

7.7 VERANDAS, DECKS, STEPS AND LANDINGS

and landings 7.7.2.1 Materials to enclose a subfloor space

Appendix F); or

(e) Eave linings shall be-

specified in Clause 7.6.5.

bronze, or aluminium.

7.7.1 General

1288

(iv) a combination of any of Items (i), (ii) or (iii).

the main roof, as specified in Clauses 7.6.1 to 7.6.6.

(a) be fully sarked in accordance with Clause 7.6.2, except that foil-

(b) backed insulation blankets may be installed over the battens; or (b) have any gaps sealed at the fascia or wall line, hips, and ridges by

nade of corrosion-resistant steel, bronze, or aluminium; or

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is

C7.6.3 Sarking is used as a secondary form of ember protection for the

roof space to account for minor gaps that may develop in sheet roofing.

The following applies to veranda, carport and awning roofs: (a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for

(b) A veranda, carport or awning roof separated from the main root

space by an external wall [see Figures D1(b) and D1(c), Appendix D]

conforming with Clause 7.4 shall have a non-combustible roof covering and the complete support structure shall be—

(ii) bushfre-resisting timber (see Appendix F); or (iii) tushfre-resisting timber (see Appendix F); or

minimum of 6mm in thickness, or with material conforming with AS

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the

(b) Openings in vented roof lights, roof ventilators or vent pipes shall

NOTE: A gas appliance designed such that air for combustion does not

enter from, or combustion products enter into, the room in which the

Advice can be obtained from manufacturers and State and Territory gas

(c) All overhead glazing shall be Grade A safety glass conforming with AS

(d) safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the

However, they may be of an alternate material, provided the integrity of

butterfly closers as close as practicable to the roof level, or the unit shall

be fitted with non-combustible covers with a mesh or perforated sheet

with a maximum aperture of 2mm, made of corrosion-resistant steel

(g) External single plane glazed elements of roof lights and skylights,

horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion

(i) where timber is used, be made from bushfire-resisting timber (see

(iii) a combination of Items (i) and (ii). (d) Eave penetrations shall be protected as for roof penetrations as

 $\stackrel{\cdot}{(e)}$ Eave ventilation openings shall be fitted with ember guards in

accordance with Clause 3.6 and made of corrosion-resistant steel

7.6.7 Gutters and downpipes This Standard does not provide requirements for downpipes

If installed, gutter and valley leaf guards shall be non-combustible With the exception of box gutters, gutters shall be metal or uPVC. Box gutters shall be non-combustible and flashed at the junction with

Decking may be spaced. There is no requirement to enclose the subfloor spaces of verandas,

C7.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber

decking with seasonal changes in moisture content, that spacing may range from 0 mm–5 mm during service. It should be noted that recent

opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10mm may preclude this

from happening, but such a spacing regime may not be practical for a

7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps,

research studies have shown that gaps at 5 mm spacing afford

(f) Joints in eaves linings, fascia's and gables may be sealed with plastic

(ii) where made from metal, be fixed at 450 mm centres; or

(i) fibre-cement sheet, a minimum 4.5 mm in thickness; or

(ii) bushfire resisting timber (see Appendix F); or

where the pitch of the glazed element is 18 degrees or less to the

(h) Eaves lighting shall be adequately sealed and not compromi performance of the element. **76.6 Eaves linings, fascia's and gables** The following applies to eaves linings, fascia's, and gables: (a)Gables shall conform with Clause 7.4.

(e) Flashing elements of tubular skylights shall be non-combustible

the roof covering is maintained by an under-flashing made of non-

combustible material. (f) Evaporative cooling units shall be fitted with non-combustible

In the case of gas appliance flues, ember guards shall not be fitted

NOTE: AS/NZS 5601 contains requirements for gas appliance flue

conform with Clause 3.6 and be made of corrosion-resistant steel,

bronze or aluminium. This requirement does not apply to a room sealed gas appliance.

7.1 GENERAL

building assessed in Section 2 as being BAL-29 shall conform with Section 3 and Clauses 7.2 to 7.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 7.2 to 7.8 (see Clause 3.8).

NOTE: BAL—29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m2 up to and including 29 kW/m27.2 SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with— (a) a wall that conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); or (b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze, or aluminium; or (c) a combination of Items (a) and (b).

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers, and poles shall be-

(i) of non-combustible material; or
 (ii) of bushfire-resisting timber (see Appendix F); or

(iii) a combination of Items (i) and (ii).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7). C7.2 Combustible materials stored in the subfloor space may be ignited by embers and impact the building.

7.3 FLOORS

7.3.1 General This Standard does not provide construction requirements for concrete slabs on the ground.

7.3.2 Elevated floors 7.3.2.1 Enclosed subfloor space This Standard does not provide construction requirements for elevated

floors, including bearers, joists and flooring, where the subfloor space is enclosed with-(a) a wall that conforms with Clause 7.4; except that sarking is not required where specified in Clause 7.4.1(c); or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm. (c) a combination of Items (a) and (b).

7 3 2 2 Unenclosed subfloor space Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the

following: (a) Materials that conform with the following:

- (i) Bearers and joints shall be-
- (A) non-combustible; or (B) bushfire-resisting timber (see Appendix F); or

(C) a combination of Items (A) and (B).

(ii) Flooring shall be—
 (A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F); or
 (C) timber (other than bushfire- resisting timber), particleboard or

plywood flooring where the underside is lined with sarking-type material

or mineral wool insulation; or (D) a combination of any of Items (A), (B) or (C); or (b) A system conforming with AS 1530.8.1.

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside

of the element is 400 mm or more above finished ground level 7.4 WALLS

7.4.1 General

- The exposed components of external walls shall be as follows: (a) Non-combustible material including the following provided the
- minimum thickness is 90 mm: (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.

(ii) Precast or in situ walls of concrete or aerated concrete (iii) Earth wall including mud brick; or

(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 9 mm and a minimum thickness of 70 m (see Clause 3.11); and gauge

planed; or (c) Cladding that is fixed externally to a timber-framed or a steel-framed

wall that is sarked on the outside of the frame, and is-(i) fibre-cement a minimum of 6 mm in thickness: or

(ii) steel sheet; or

(iii) bushfire-resisting timber (see Appendix F); or (iv) a combination of any of Items (i), (ii) or (iii); or (d) A combination of any of Items (a), (b) or (c).

7.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

7.4.3 Vents and weepholes Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or alumin

7.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

7.5.1 Bushfire shutters Where fitted, bushfire shutters shall conform with Clause 3.7 and be

made from-(a) non-combustible material: or

(b) bushfire-resisting timber (see Appendix F); or

(c) a combination of Items (a) and (b).

7.5.2 Screens for windows and doors Where fitted, screens for windows and doors shall have a mesh or

- perforated sheet made of corrosion-resistant steel, bronze o The frame supporting the mesh or perforated sheet shall be made

(a) metal; or

(b) bushfire-resisting timber (see Appendix F) een assemblies shall be attached using metal fixings

7.5.3 Windows and sidelights

Windows assemblies shall (a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1; or (b) conform with the following

i) Frame material Window frames and window joinery shall be made

C7.5.3 Components other than metal may be used provided they are hielded by the metal components of the window/door frame Trims or other components may use material other than metal (iii) Glazing - Glazing shall be toughened glass a minimum of 5 mm thickness or glass blocks with no restriction on glazing methods. NOTE: Where double-glazed assemblies are used, the requirements apply to the external pane of the glazed assembly only. (iv) Seals and weather strips - There are no specific requirements for

seals and weather strips at this BAL level. (v) Screens - Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be screened externally with a screen that conforms with Clause 3.6 and Clause 7.5.2. (vi) In all other cases except for Clause 7.5.3(b)(v) - The openable nortions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 7.

7.5.4 Doors-Side-hung external doors (including French doors,

panel fold and bifold doors) Side-hung external doors, including French doors, panel fold and bi-fold doors, shall-

- (a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 7.5.1; or
- (b) be completely protected externally by screens that conform with
- Clause 3.6 and Clause 7.5.2; or
- (c) conform with the following (i) Door panel material Materials shall be

(A) non-combustible; or

(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35mm for the first 400 mm above the threshold;

(C) for fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber (see Appendix F) or uPVC. (ii) Door frame material - Door frame material shall be-

(A) bushfire resisting timber (see Appendix F); or

(B) metal; or (C) metal-reinforced uPVC. The reinforcing members shall be made from (ii) Herdware - Externally fitted hardware that supports the panel in its.

functions of opening and closing shall be metal. Trims or other components may be use materials other than metal.

- (iv) Glazing Where doors incorporate glazing, the glazing shall be
- toughened glass a minimum of 6mm in thickness. (v) Seals and weather strips Weather strips, draught excluders, or
- draught seals shall be installed.

(vi) Screens There is no requirement to screen the openable part of the door at this BAL level.

(vii) Doors shall be tight-fitting to the door frame and to an abutting

door, if applicable. 7.5.5 Doors—Sliding doors

Sliding doors shall— (a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1: or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2; or (c) conform with the following: (i) Frame material - The material for door frames, including fully framed

glazed doors, shall be-(A) bushfire-resisting timber (see Appendix F); or

(B) metal; or (C) metal-reinforced uPVC and the reinforcing members shall be made

(ii) Hardware Externally fitted hardware that supports the panel in its

functions of opening and closing shall be metal. Trims or other components may use materials other than metal. (iii) Glazing Where doors incorporate glazing, the glazing shall be

toughened glass a minimum of 6mm in thickness (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this SAL level.

(v) Screens There is no requir sliding door at this BAL level. ent to sc reen the openable part of th

(vi) Sliding panels Sliding panels shall be tight-fitting in the frames

7.5.6 Doors—Vehicle access doors (garage doors) The following applies to vehicle access doors

(a) Vehicle access doors shall be made from

(i) non-combustible material; or (ii) bushfire-resisting timber (see Appendix F); or

(iii) fibre-cement sheet, a minimum of 6 mm thickness; or (iv) a combination of any of Items (i), (ii) or (iii).

(b) All vehicle access doors shall be protected with suitable weather (b) in think tends been about the plant of plant of plant of the plant

NOTES:

1 Refer to AS/NZS 4505 for door types. 2 Gaps of door edges or building elements should be protected as per

having a flammability index not exceeding five.

into the building.

7.6.1 General

mbustible

accordance with Clause 3.6.

AND GUTTERS AND DOWNPIPES)

protected in accordance with Clause 3.6.

resistant steel, bronze or aluminium

C7.5.6(b) These guide tracks do not provide a direct passage for embers

(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials

(d) Vehicle access doors with ventilation slots shall be protected in

C7.5.6 Components other than metal may be used provided they are shielded by the metal components of the door assembly.

7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND

The following applies to all types of roofs and roofing systems

(b) The roof/wall and roof/roof junction shall be sealed or other

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-

(A) bushfire-resisting timber (see Appendix F); or (B) metal; or

(C) metal-reinforced uPVC and the reinforcing members shall be made (ii) Hardware Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.

(d) A pipe or conduit that penetrates the roof covering shall combustible

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh

or perforated sheet conforming with Clause 3.6 and made of corrosion-

(e) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened

7.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall— (a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking; (b) cover the entire roof area including ridges and hips; and (c) extend into gutters and valleys.

The subfloor spaces of verandas, decks, steps, ramps, and landings ar

deemed to be 'enclosed' when— (a) the material used to enclose the subfloor space conforms with Clause 7.4, except that sarking is not required where specified in Clause

7.4.1(c); and

(b) all openings are protected in accordance with Clause 3.6 and made of corrosion resistant steel, bronze, or aluminium.

7.7.2.2 Supports

timher deck

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles

	Note: Copyright © 2021: Collins.w.Collins PTY LTD	PROJECT: ATTACHED UNITS - STRATA		BUSHFIRE NOTES - BAL 29 REQUIREMENTS		DRAWIN	DRAWING REVISION + NOTES				
r	reproduced or transmitted in any form or by means,					Date:	Revision:	Issue:	Drawn:		
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS	SHEET: 19 OF 22	SCALE:	1:100	14.02.22	REV CONCEPT	В	JC		
COULD NOT SCALE from this drawing. CONTRACTOR COLLING WCOLLING CONTENSION CONTRACTOR check all the dimensions on the job prior to commencement of shop drawings or fabrication	copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to	LOT No: 16 DP No: 1268882		SHEET SIZE:	A3 16.06.22 DA PLANS/CHANGES		G	LN			
	check all the dimensions on the job prior to commencement of shop drawings or fabrication.	STREET: 20 CASTLE COURT, PORT MACQUARIE		START DATE:	14.02.22	11.07.22	FINAL PLANS	к	LN		
Building Designers	Building Designers Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCHER		DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC		
89A lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Ar		it Arcade, Taree NSW 2430 T: 02 6583 4411		F: 02 6583 9820		WWW. COLLINSWCOLLINS.COM.AU					

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 dampproofing 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

a) AS 3700; or

Unreinforced Masonry – to be designed and constructed in accordance with;

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

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

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 accordan

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 $\ensuremath{\mathsf{Part}}\xspace$ 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



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



Note: Copyright © 2021: Collins w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means,		PROJECT: ATTACHED UNITS - STRATA		BUILDING SPECIFICATIONS		DRAWING REVISION + NOTES				
							Date:	Revision:	Issue:	Drawn:
electronic, mechanical, photocoping, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is theek 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.	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS	SHEET 20 (OF 22	SCALE:	As indicated	14.02.22	REV CONCEPT	В	JC
	copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to	LOT No: 16 DP No: 1268882		01 22	SHEET SIZE:	A3	16.06.22	DA PLANS/CHANGES	G	LN
	STREET: 20 CASTLE COURT, PORT MACQUARIE		START DATE:	14.02.22	11.07.22	FINAL PLANS	к	LN		
	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCHER			DWG No:	J5150	18/4/24	RFI REDESIGN	R	JC
89A lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430		T: 02 6583 4411	1	F: 02 6583 9820		WWW. COLLINSWCOLLINS.COM.A				

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, MAINTAINERS, 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.

Provide toeboards to scaffolding or work platforms. Provide protective structure below the work area.

 Provide protective structure below the work area.
 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 onsite 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

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 demolitio 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.

Code All electrical work should be carried out in accordance with of Practice:

Practice: Managing Electrical Risks at the Workplace, AS/NZ and all licensing

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 of the NCC requirements. FOUNDATIONS AND FOOTINGS

1. Underfloor Fill Underfloor fill shall be in accordance with the NCC

2. Termite Risk Management

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

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 NCC.

4. Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the NCC. 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 NCC. 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 NCC. 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 NCC. 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 NCC or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

engineer's details and certification. The work shall be carried out in a proper and trades personal like mappier 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 NCC. 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

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

STEEL FRAMING

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

All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be

performance and weathering requirements of the NCC 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

MASONRY

1. Damp Proof Courses All damp proof courses shall comply with the NCC 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 NCC.

3. Mortar and Joining

4. Lintels

5. Cleaning

ceiling.

JOINERY

AS 2047.

SERVICES

Certificate

3.Gas

4.Smoke Detectors

5.Thermal Insulation

relevant BASIX Certificate.

1.Materials

and in accordance with the NCC.

2.Electrical

1.Plumbing

licensed plumber

1. General

2. Door Frames

3. Doors and Doorsets

4. Window and Sliding Doors

balconies as per the NCC.

and installed in accordance with AS 2047.

outlined in the relevant BASIX Certificate.

5. Stairs, Balustrades and other Barriers

3.Waterproofing

nints and other fitting

1. External Cladding

CLADDING AND LININGS

applicable special details.

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

Lintels used to support brickwork opening in walls must be suitable

for the purpose as required by the NCC. The Builder will provide one

lintel to each wall leaf. The Builder will provide corrosion protection

in accordance with the NCC Part 3.4.4 as appropriate for the site

The Builder will clean all exposed brickwork with an approved

Sheet materials or other external cladding shall be fixed in

Where required in open verandas, porches and eave soffits,

materials indicated on the plans shall be installed.

2.Internal Wall and Ceilings Linings

accordance with the manufacturer's recommendations and any

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 NCC. 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

All internal wet area and balconies over internal habitable rooms

All joinery work (metal and timber) shall be manufactured and

External door frames shall be a minimum of 32mm thick solid

doorframes shall be installed where indicated on drawings in

accordance with the manufacturer's recommendations

manufactured in accordance with AS 2688 and AS 2689.

Sliding and other aluminium windows and the doors shall be

All glazing shall comply with the NCC and any commitments

rebated 12mm deep to receive doors. Internal jamb linings shall be

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

Sliding and other timber windows and doors shall be manufactured

installed in accordance with manufacturer's recommendations and

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

All plumbing shall comply with the requirements of the relevant

supply authority and AS 3500. The work is to be carried out by a

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

The Builder will provide all labour and materials necessary for the

in accordance with AS/NZS 3000 and the requirements of the

service shall be 240 volt, single phase supply

proper installation of the electricity service by a licensed electrician

relevant supply authority. Unless otherwise specified, the electrica

All installation (including LPG) shall be carried out in accordance

with the rules and requirements of the relevant supply authority

The Builder will provide and install smoke alarms manufactured in

accordance with AS 3786 AS specified or as indicated on the plans

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 NCC or as outlined in the

Cement mortar and other adhesives shall comply with AS 3958.1 or

to satisfy any commitment outlined in the relevant BASIX

a minimum of 18mm thick fit with 12mm thick door stops. Metal

are to be waterproof in accordance with the NCC.

installed according to accepted building practices.

cleaning system. Care should be taken not to damage brickwork or

environment and location of the lintels in the structure.

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 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. 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 NCC. 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 NCC.

tile manufacturer's recommendation.

2.Installation Installation of tiles shall be in accordance with AS 3958.1,

Installation of tress shall be inaccordate with AS 393.7, 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.

	Note: Copyright © 2021: Collins.w.Collins PTY LTD	PROJECT: ATTACHED LINITS - STRATA		WORK SAFETY NOTES		DRAWING REVISION + NOTES			
	reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.		Date: Revision:			Issue:	Drawn:		
electronic, mechanical, photocopying, recording o otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is theked all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Discrepancies to be referred to the consultant		STATUS: DA PLANS	SHEET: 21 OF 22	SCALE:	1:100	14.02.22 REV CONCEPT	В	JC	
		LOT No: 16 DP No: 1268882		SHEET SIZE:	A3	16.06.22 DA PLANS/CHANGES	G	LN	
		STREET: 20 CASTLE COURT, PORT MACQUARIE		START DATE:	14.02.22	11.07.22 FINAL PLANS	К	LN	
	CLIENT: FLETCHER		DWG No:	J5150	18/4/24 RFI REDESIGN	R	JC		
89A lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411		F: 02 6583 9820		WWW. COLLINSWCOLLINS.COM.A					
DEVELOPMENT ASSESSMENT PANEL 05/06/2024

Consider using lowE glazing on units 2-3. consider using lowE glazing and shading to unit 4 western facade.

consider including slab insulation by use of waffle pod slabs (avg 0.2 MJ/sqmyr improvement) or from 5.7 star avg to 5.9

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
Waffle pod slab	225mm waffle pod slab min	
Suspended floor timber		

FLOOR COVERINGS

AREA	COVERING	
Wet areas	Tiled	
Bedrooms	Carpet	
Garage	Exposed	
Other areas	Timber	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION OTH	
Ext	Brick veneer - Refelctive cavity	R2.0	
Ext	Light weight cladding - Reflective cavity	R2.0	
Ext	FC externally cladd CSR 2405 Fire wall -	2 x R2.0	
INT	CSR 2405 Parti wall system	2 x R2.0	
Int	Walls to ceiling spaces	R2.5	

NaTHERS REQUIREMENTS PLAN STAMP - J5150 20 Castle Court

Version: 9

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFO
Int	PB	R1.5	Garage Share spaces,
EXT	Ext walls - Reflective cavity Dwelling 4 only	R2.5	

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
Metal	R1.3 Reflective foil blanket	
SOLAR ABSORPTANCE	Medium (0.50)	
CEILING TYPE	INSUALTION	OTHER INFORMATION
Lined	R2.5	

CEILING FANS - EXHAUST FANS

AREA	TYPE	
Unit 4 - Living and rumpus room	1400 dia ceiling fan	
Wet areas	Exhaust fan - sealed	

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	UVALUE	SHGC
Sliding, double hung, fixed	aluminium single glazed clear	6.70	0.70
Double hung (U4.W01,02,03)	aluminium single glazed lowE	5.40	0.58
SOLAR ABSORPTANCE	Medium (0	.50)	
KYLIGHTS			

FRAME TYPE	GLAZING	U VALUE	SHGC	SHAFT
Solar tube	diffuser internally			
LIGHTING				
DESCRIPTION		ОТН		
Recessed downlights	to all areas	79 a	llowed (max ceiling penetra	ation's all units 3.1

	Note: Copyright © 2022: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means,	PROJECT: ATTACHED UNITS - STRATA		
	electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the	STATUS: DA PLANS	CULLET.	
	copyright holders.	LOT No: 16 DP No: 1268882		
collinswcollins	DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.	STREET: 20 CASTLE COURT, PORT MACQUA	ARIE	
Building Designers	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: FLETCHER		
89A lord street (PO Box 5667), Port Macqu	uarie NSW 2444 Shop 17 Centrepoint	Arcade, Taree NSW 2430 T:	02 6583 441	

Item 05 Attachment 2

Developer Charges - Estimate

 Applicants Name:
 J Hands

 Property Address:
 20 Castle Court, Port Macquarie

 Lot & Dp:
 Lot(s):1,DP(s):1295723

 Development:
 Multi Unit Housing & Strata Subdivision



	Levy Area	Units	Cost		Estimate
1	Water Supply	1.4	\$12,107.00	Per ET	\$16,949.80
2	Sewerage Scheme Port Macquarie	2	\$4,593.00	Per ET	\$9,186.00
3	Since 1.7.04 - Major Roads - Port Macquarie - Per ET	1.68	\$9,075.00	Per ET	\$15,246.00
1	Since 31.7.18 - Open Space - Port Macquarie - Per ET	1.68	\$6,686.00	Per ET	\$11,232.40
5	Commenced 3 April 2006 - Com, Cul and Em Services CP - Port Macquarie	1.68	\$5,490.00	Per ET	\$9,223.20
	Com 1.3.07 - Administration Building - All areas	1.68	\$1,081.00	Per ET	\$1,816.00
,	N/A				
	N/A			176	oses
	NA Not for Pay	mem			
D	N/A NOG POT				
1	N/A				
2	N/A				
3	N/A				
4	N/A				
5	Admin General Levy - Applicable to Consents approved after 11/2/03	2.	2% S94 Contribu	ution	\$825.30
6					
7					
3					
	Total Amount of Estimate (Not for Payment Purpo	oses)			\$64,478.70

DATE OF ESTIMATE:

21-May-2024

Estimate Prepared By V Penfold

This is an ESTIMATE ONLY - NOT for Payment Purposes

J Hands, 20 Castle Court, Port Macquarie, 21-May-2024.xls

PORT MACQUARIE-HASTINGS COUNCIL