PORT MACQUARIE-HASTINGS
COUNCIL

Development Assessment Panel

Business Paper

date of meeting:	**Wednesday 16 October 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 N

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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	20/09/23	18/10/23	15/11/23	7/02/24	6/03/24	5/06/24	17/07/24
David Crofts (Independent Chair)		✓	✓	A			✓
Chris Gee (Independent Member)	✓	✓	✓	✓	✓	✓	
Michael Mason (Independent Member)	✓	✓		✓	✓	✓	✓
Dan Croft (Group Manager Development Services)	✓	✓	✓	✓	✓	✓	
Tony McNamara (Independent Member)	✓		✓	✓	✓	✓	✓
Other attendees							
Mayor 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)			✓	✓			
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: ✓ = Present, **A** = Absent With Apology **X** = Absent Without Apology

Development Assessment Panel

Meeting Dates for 2024

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

Development Assessment Panel Meeting

Wednesday 16 October 2024

Items of Business

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PORT MACQUARIE HASTINGS COUNCIL

AGENDA

DEVELOPMENT ASSESSMENT PANEL
16/10/2024

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 17 July 2024 be confirmed.

PORT MACQUARIE HASTINGS COUNCIL

PRESENT

Members:

David Crofts (Independent Chair)
Tony McNamara (Independent Member)
Michael Mason (Independent Member)
Grant Burge (Acting Group Manager Development Services)

Other Attendees:

Fiona Tierney (Development Assessment Planner)

The meeting opened at 2.45pm

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 5 June 2024 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

06 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:

Margie Cassegrain (Opposing the application)
Jaclyn Rajcany (Opposing the application)
Jason (Birpai LALC) (Opposing the application)
Cicely Sylow (applicant)

CONSENSUS:

That DA2019 - 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 determined by granting consent subject to changes to the following conditions:

1. Amend condition A(1) to include reference to the modified plan to be approved and to include ecological report prepared by Wolfpeak dated May 2024
2. Amend current condition F(7): All lighting is to be directed only to the tennis playing area. Any court lighting shall not cause overspill of light (or be directed to) adjoining properties. Suitable light hoods are to be installed to which screen the LED lighting unit so they are not visible from any adjoining habitable window, to further manage light spill towards the property to the south, and to ensure no nuisance is created. The LED lights are to be directed and RGB managed to minimise any negative impacts on wildlife consistent with the Australian Light Pollution Guidelines for Wildlife (DECCEEW 2023). Lights are to be in operation only when the court is in use.
3. Add new condition E(9): Screening plantings of native plants (Lilli Pilli or similar) with a minimum mature height of 6m are to be planted:
   - along the full width of the rear (south) property boundary,
   - along the western property boundary extending from the secondary residence eastwards for a distance of 10 m (ie. towards the rear property boundary), and
   - adjacent to the western tennis court fence (in the vicinity of the current Magnolia plantings).

   The objective of the plantings is to provide screening from the tennis court to the property to the south, and to the dwelling to the west.
4. Add new condition E(10): Prior to the issue of an occupation certificate, a post lighting installation audit shall be undertaken by a qualified lighting specialist to confirm the lighting performs consistent with these Conditions of Consent, with particular attention to lighting overspill onto adjoining properties.

07 GENERAL BUSINESS

Nil

The meeting closed at 4.30pm

Item: 04

Subject: DISCLOSURES OF INTEREST

RECOMMENDATION

That Disclosures of Interest be presented

DISCLOSURE OF INTEREST DECLARATION

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

(Refer to next page and the Code of Conduct)

Pecuniary Interest

4.1 A pecuniary interest is an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to you or a person referred to in clause 4.3.

4.2 You will not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision you might make in relation to the matter, or if the interest is of a kind specified in clause 4.6.

4.3 For the purposes of this Part, you will have a pecuniary interest in a matter if the pecuniary interest is:

(a) your interest, or
(b) the interest of your spouse or de facto partner, your relative, or your partner or employer, or
(c) a company or other body of which you, or your nominee, partner or employer, is a shareholder or member.

4.4 For the purposes of clause 4.3:

(a) Your "relative" is any of the following:
  i) your parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
  ii) your spouse's or de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
  iii) the spouse or de facto partner of a person referred to in paragraphs (i) and (i)
(b) "de facto partner" has the same meaning as defined in section 21C of the *Interpretation Act 1987*.

4.5 You will not have a pecuniary interest in relation to a person referred to in subclauses 4.3(b) or (c)

(a) if you are unaware of the relevant pecuniary interest of your spouse, de facto partner, relative, partner, employer or company or other body, or
(b) just because the person is a member of, or is employed by, a council or a statutory body, or is employed by the Crown, or
(c) just because the person is a member of, or a delegate of a council to, a company or other body that has a pecuniary interest in the matter, so long as the person has no beneficial interest in any shares of the company or body.

Non-Pecuniary

5.1 Non-pecuniary interests are private or personal interests a council official has that do not amount to a pecuniary interest as defined in clause 4.1 of this code. These commonly arise out of family or personal relationships, or out of involvement in sporting, social, religious or other cultural groups and associations, and may include an interest of a financial nature.

5.2 A non-pecuniary conflict of interest exists where a reasonable and informed person would perceive that you could be influenced by a private interest when carrying out your official functions in relation to a matter.

5.3 The personal or political views of a council official do not constitute a private interest for the purposes of clause 5.2.

5.4 Non-pecuniary conflicts of interest must be identified and appropriately managed to uphold community confidence in the probity of council decision-making. The onus is on you to identify any non-pecuniary conflict of interest you may have in matters that you deal with, to disclose the interest fully and in writing, and to take appropriate action to manage the conflict in accordance with this code.

5.5 When considering whether or not you have a non-pecuniary conflict of interest in a matter you are dealing with, it is always important to think about how others would view your situation.

Managing non-pecuniary conflicts of interest

5.6 Where you have a non-pecuniary conflict of interest in a matter for the purposes of clause 5.2, you must disclose the relevant private interest you have in relation to the matter fully and in writing as soon as practicable after becoming aware of the non-pecuniary conflict of interest and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter. In the case of members of council staff other than the Chief Executive Officer, such a disclosure is to be made to the staff member's manager. In the case of the Chief Executive Officer, such a disclosure is to be made to the mayor.

5.7 If a disclosure is made at a council or committee meeting, both the disclosure and the nature of the interest must be recorded in the minutes on each occasion on which the non-pecuniary conflict of interest arises. This disclosure constitutes disclosure in writing for the purposes of clause 5.6.

5.8 How you manage a non-pecuniary conflict of interest will depend on whether or not it is significant.

5.9 As a general rule, a non-pecuniary conflict of interest will be significant where it does not involve a pecuniary interest for the purposes of clause 4.1, but it involves:

a) a relationship between a council official and another person who is affected by a decision or a matter under consideration that is particularly close, such as a current or former spouse or de facto partner, a relative for the purposes of clause 4.4 or another person from the council official's extended family that the council official has a close personal relationship with, or another person living in the same household
b) other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
c) an affiliation between the council official and an organisation (such as a sporting body, club, religious, cultural or charitable organisation, corporation or association) that is affected by a decision or a matter under consideration that is particularly strong. The strength of a council official's affiliation with an organisation is to be determined by the extent to which they actively participate in the management, administration or other activities of the organisation.
d) membership, as the council's representative, of the board or management committee of an organisation that is affected by a decision or a matter under consideration, in circumstances where the interests of the council and the organisation are potentially in conflict in relation to the particular matter
e) a financial interest (other than an interest of a type referred to in clause 4.6) that is not a pecuniary interest for the purposes of clause 4.1
f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision.

5.10 Significant non-pecuniary conflicts of interest must be managed in one of two ways:

a) by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or
b) if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29.

5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.

5.12 If you are a member of staff of council other than the Chief Executive Officer, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of your manager. In the case of the Chief Executive Officer, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of the mayor.

5.13 Despite clause 5.10(b), a councillor who has a significant non-pecuniary conflict of interest in a matter, may participate in a decision to delegate consideration of the matter in question to another body or person.

5.14 Council committee members are not required to declare and manage a non-pecuniary conflict of interest in accordance with the requirements of this Part where it arises from an interest they have as a person chosen to represent the community, or as a member of a non-profit organisation or other community or special interest group, if they have been appointed to represent the organisation or group on the council committee.

PORT MACQUARIE HASTINGS COUNCIL

SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

This form must be completed using block letters or typed.
If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.

By *[insert full name of councillor]*	
In the matter of *[insert name of environmental planning instrument]*	
Which is to be considered at a meeting of the *[insert name of meeting]*	
Held on *[insert date of meeting]*	
PECUNIARY INTEREST	
Address of the affected principal place of residence of the councillor or an associated person, company or body (*the **identified land)***	
Relationship of identified land to councillor *[Tick or cross one box.]*	☐ The councillor has interest in the land (e.g. is owner or has other interest arising out of a mortgage, lease, trust, option or contract, or otherwise). ☐ An associated person of the councillor has an interest in the land. ☐ An associated company or body of the councillor has interest in the land.
MATTER GIVING RISE TO PECUNIARY INTEREST[1]	
Nature of land that is subject to a change in zone/planning control by proposed LEP *(the **subject land***[2] *[Tick or cross one box]*	☐ The identified land. ☐ Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control *[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]*	
Proposed change of zone/planning control *[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]*	
Effect of proposed change of zone/planning control on councillor or associated person *[Tick or cross one box]*	☐ Appreciable financial gain. ☐ Appreciable financial loss.

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

Councillor's Signature: ……. Date: ……..

This form is to be retained by the council's Chief Executive Officer and included in full in the minutes of the meeting

Last Updated: 3 June 2019

PORT MACQUARIE HASTINGS COUNCIL

Important Information

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

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

Clause 4.3 of the Model Code of Conduct states that you will have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative or because your business partner or employer has a pecuniary interest. You will also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.

"Relative" is defined by clause 4.4 of the Model Code of Conduct as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

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

This form must be completed by you before the commencement of the council or council committee meeting at which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

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[1] Clause 4.1 of the Model Code of Conduct provides that a pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter, or if the interest is of a kind specified in clause 4.6 of the Model Code of Conduct.

[2] A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in clause 4.3 of the Model Code of Conduct has a proprietary interest

Item: **05**

Subject: **DA2024 - 450.1 DEMOLITION, ALTERATIONS AND ADDITIONS TO DWELLING AND ANCILLARY STRUCTURES AT LOT:37 DP:1235069, NO.43 DIPLOMA DRIVE, THRUMSTER**

Report Author: Development Assessment Planner, Vanessa Penfold

Applicant:	**A & K M Fatai**
Owner:	**A & K M Fatai**
Estimated Cost:	**$45,000**
Parcel no:	**67830**

Alignment with Delivery Program

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

RECOMMENDATION

That DA2024 - 450.1 for demolition, alterations and additions to dwelling, and ancillary structures, at Lot 37 DP 1235469, No. 43 Diploma Drive, Thrumster, be determined by granting consent subject to the recommended conditions.

Executive Summary

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

Following exhibition of the application, 4 submissions were received.

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

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

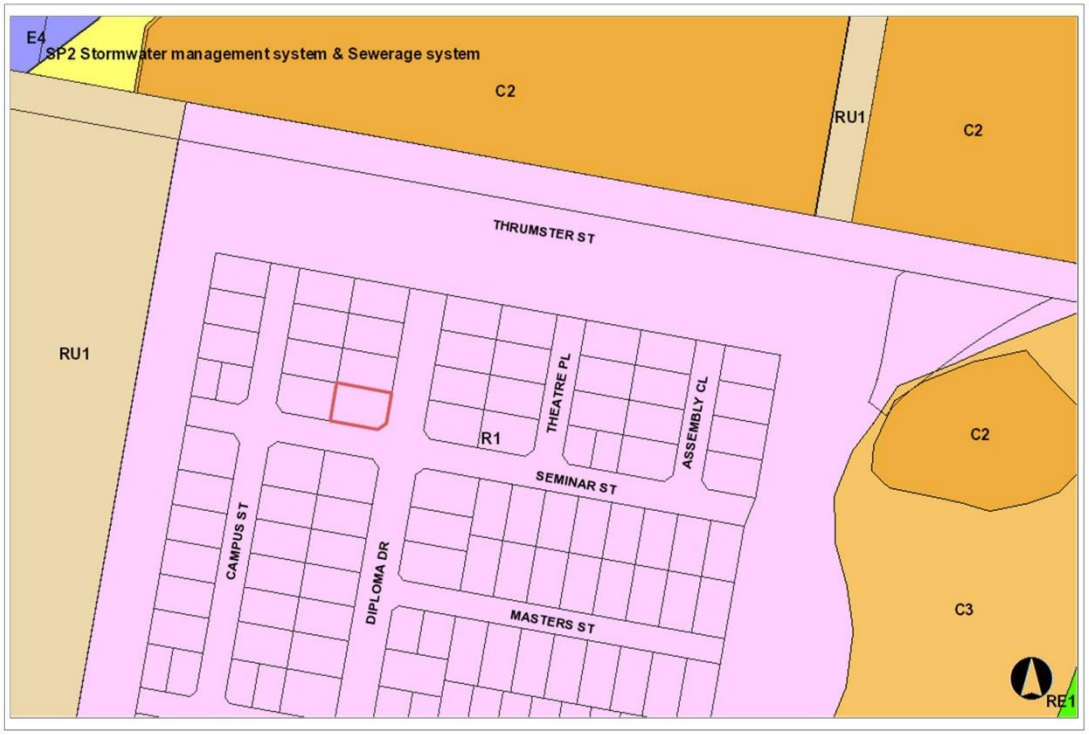
The reason for the application being referred to Council's Development Assessment Panel (DAP) is because three (3) or more objections to the proposal have been received. A copy of the DAP Charter outlining the delegations and functions of the DAP is available on Council's website.

1. BACKGROUND

Existing Site Features and Surrounding Development

The site has an area of 601m2.

The site (shown edged red) is zoned R1 General Residential in accordance with the Port Macquarie-Hastings Local Environmental Plan 2011, in the following zoning plan:



The existing subdivision pattern and location of existing development within the locality is shown in the following aerial photograph:

Works including a deck and roofed structure between the dwelling and southern boundary to Seminar Street, retaining walls and fencing have been undertaken at the site without approval.

Council issued a development control order for the demolition of the unauthorised structures in December 2020.

A development application for continued use of the works was lodged in 2022 and subsequently withdrawn.

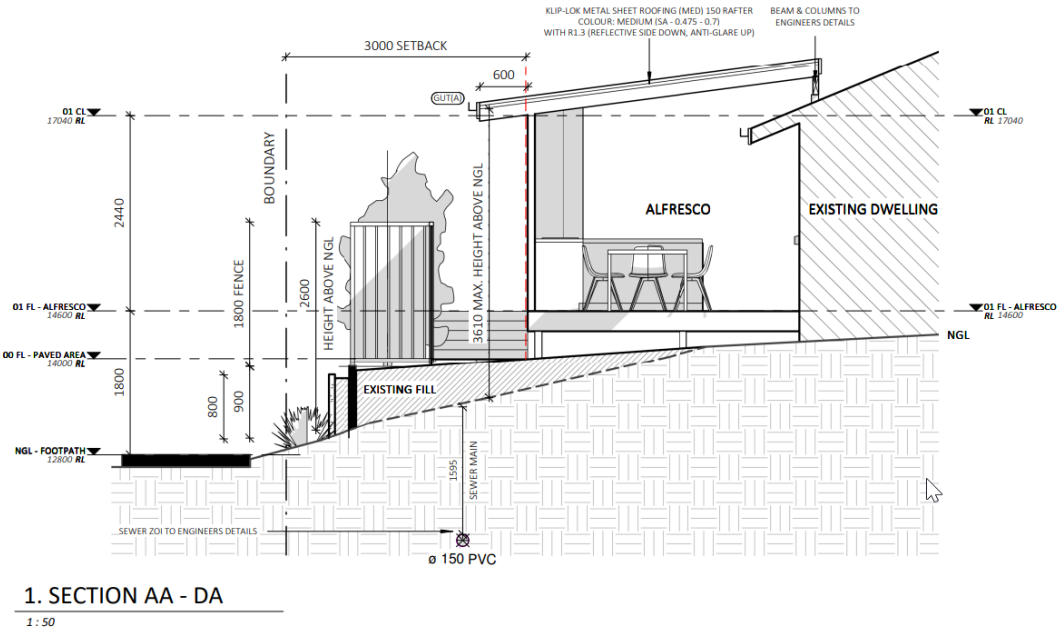
2. DESCRIPTION OF DEVELOPMENT

Key aspects of the proposal include the following:

- The current application is for demolition of works, alterations and additions to the dwelling and ancillary structures as described in the Statement of Environmental Effects including:
    - Demolition of the existing alfresco structure
    - Demolition of the existing timber deck and stairs
    - Modifications to the existing Seminar Street frontage retaining walls, including demolition of the existing lower retaining wall and removal of the top sleeper from the existing upper timber retaining wall
    - Demolition of the existing Diploma Drive frontage concrete block retaining wall, with batter proposed
    - Removal of the top sleeper and piering to the northern garden retaining wall
    - Relocation of the existing garden shed
    - Relocation of the existing spa to the proposed alfresco

- Proposed alfresco structure with flyover roof
- Proposed alfresco deck with stairs
- Proposed wet bar to the alfresco
- Proposed retaining wall to the Seminar Street frontage, in front of the existing retaining wall, with return to the corner of the site
- Proposed 1.8m high and 1.5m high front fencing on top of the existing retaining wall to the Seminar Street frontage
- Existing site batter to be adjusted as necessary to suit the revised retaining levels.

Refer to plans of the proposed development at the end of this report (Attachment 2). An extract from Sheet 6 of the plan set is provided below. The Seminar Street footpath level shown to the left side.



Application Chronology

- 17 July 2024 - Application lodged and assigned on 29 July 2024.
- 1 August 2024 to 14 August 2024 - Notification undertaken.
- 12 August 2024 - Comments received from Water and Sewer.
- 13 August 2024 - Essential Energy comments received.
- 19 August 2024 - Redacted submissions provided to applicant
- 5 September 2024 - Site inspection by assessment planner.

3. STATUTORY ASSESSMENT

Section 4.15(1) Matters for Consideration

In determining the application, Council is required to take into consideration the following matters as are relevant to the development that apply to the land to which the development application relates:

(a) The provisions (where applicable) of:
(i) Any Environmental Planning Instrument

State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapter 4 Koala Habitat Protection 2021

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

Clause 4.8 - An approved Koala Plan of Management (KPOM) applies to Area 13 and the subject site. Having considered the requirements of the KPOM, the development is consistent with the KPOM due to the fact that no koala browse tree removal is proposed.

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 proposed development is not located in proximity to coastal wetlands or littoral rainforest. The site is not located within a coastal use area or coastal environment area.

Chapter 4 Remediation of Land

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

State Environmental Planning Policy (Sustainable Buildings) 2022

BASIX requirements do not apply to the development. The cost of works is less than $50,000 and the spa has a capacity of less than 40,000 litres.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.48 - Development in proximity to electricity infrastructure - referral to Essential Energy has been completed having regard for any of the following:

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

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

State Environmental Planning Policy (Primary Production) 2021

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

Port Macquarie-Hastings Local Environmental Plan 2011

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

- Clause 2.2 - The subject site is zoned R1 General Residential. In accordance with Clause 2.3(1) and the R1 zone land use table, the proposed alterations and additions to dwelling and ancillary structures are permissible 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 works are ancillary to an existing dwelling and contribute to the range of housing options in the locality.

- Clause 2.7 - The demolition requires consent as it does not fit within the provisions of SEPP (Exempt and Complying Development Codes) 2008.

- Clause 4.3 - There is no standard height limit applying to the site. The maximum overall height of the building above ground level (existing) is consistent with the existing dwelling and the character of other dwellings in the vicinity of the site.

- Clause 4.4 - There is no maximum floor space ratio applying to the site.

- Clause 5.10 - The site does not contain or adjoin any known heritage items or sites of significance. The site is also disturbed from past activities/works on-site.

- Clause 7.5 - The site is not mapped as Koala Habitat under LEP 2011.

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

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

No draft instruments apply to the site.

(iii) Any Development Control Plan in force

Port Macquarie-Hastings Development Control Plan 2013

DCP 2013: Part B - General Provisions - B2: Environmental Management			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Satisfactory arrangements can be put in place for storage and collection of waste. Standard condition recommended for construction waste management.	Yes
Cut and Fill Regrading			
4	a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	The site has been filled adjacent to the southern boundary and will be fully retained by walls.	Yes
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	Proposed retaining walls will require certification. A suitable condition of consent is proposed.	Yes
	b) Where a combination of a fence and a wall is proposed to be greater than 1.2m high: – be a maximum combined height of 1.8m above existing property boundary level; – be constructed up to the front boundary for a maximum length of 6.0m or 30% of the street frontage, whichever is less; – the fence component has openings which make it not less than 25% transparent; and – provide a 3m x 3m splay for corner sites, and	Combination of retaining wall and fence adjacent to the street frontage to Seminar Street exceeds 1.8m above the ground level. The existing timber retaining wall with fence on top will have a height 2.6m above ground level and is setback 790mm from the front boundary. The length of fence built adjacent to the secondary frontage site boundary on Seminar Street exceeds 6.0m, being 18.82m in length and incorporating a	No* Refer to comments below the compliance table.

	– provide a 900mm x 900mm splay for vehicle driveway entrances.	landscaped recess 1.05m deep by 3.74m in length. The fence does not include openings that make it not less than 25% transparent. The fence is not located near the driveway to the garage off Diploma Drive and not located on the splay corner.	

DCP 2013: Part B - General Provision - B3: Hazards Management			
Bushfire Hazard Management			
18	a) APZs are to be located outside of environmental protection zones and wholly provided within private land. Note perimeter roads provided as part of a residential subdivision are classified as being part of the subdivision and not a separate permissible land use within environment protection zones.	The site is not identified as bushfire prone and additional APZ is not proposed.	Yes
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	Site is not identified as flood prone.	N/A

DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Parking Provision			
24	a) Off-street Parking is provided in accordance with Table 3: - 1 parking space per each dwelling for dwelling-house.	Parking is provided for the dwelling. Additional parking is not required.	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	The proposed development is unlikely to	Yes

	principles of crime prevention: – Casual surveillance and sightlines; – Land use mix and activity generators; – Definition of use and ownership; – Basic exterior building design; – Lighting; – Way-finding; and – Predictable routes and entrapment locations; – as described in the Crime Prevention Through Environmental Design (CPTED) principles.	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. Lighting and CCTV can be installed retrospectively by the owner, should they wish to have further security in the future.	

DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development			
DCP Objective	**Development Provisions**	**Proposed**	**Complies**
Front Setbacks			
44	a) Dwellings may incorporate an articulation zone to a street frontage at no less than 3m from property boundary. The following building elements are permitted within the articulation zone: – an entry feature or portico; – a balcony, deck, patio, pergola, terrace or verandah; – a window box treatment; – a bay window or similar feature; – an awning or other feature over a window; – a sun shading feature. b) These building elements should not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has	The proposal does not include building elements that form part of the dwelling within the articulation zone to the primary frontage, being Diploma Drive. Not relevant to this application.	Yes

	the same pitch as the roof on the dwelling house.		
	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 building line setback to Diploma Drive is compliant with the 4.5m minimum setback. The secondary frontage setback to Seminar Street is compliant with the 3.0m minimum setback.	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.	No changes are proposed to the garage.	NA
	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.	No changes are proposed to the garage.	NA
	c) Driveway crossovers are no greater than 5.0m in width.	No changes are proposed to the driveway crossover.	NA
Side and Rear Setbacks			
46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	The site is a corner allotment and a minimum 4.0m setback is not required. There is no change to the setback of the dwelling to the northern side and western side boundary.	NA
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	The shed in the north western corner of the site is to be located a minimum 900mm to the side boundaries.	Yes
	c) Council may consider varying rear setback requirements where it is demonstrated that the private open space could	Variation to the rear setback is not proposed.	N/A

	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.		
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Side setbacks are compliant with minimum 900mm setback.	Yes
	b) First floors and above (including single storey with floor level >1m) should be setback a minimum of 3m from the side boundary, or reduced down to 900mm where it can be demonstrated that the adjoining property's primary living rooms and principal private open space areas are not adversely overshadowed for more than 3hrs between 9am - 3pm on 21 June.	First floors are not proposed within 3.0m of a boundary.	N/A
	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.	First floors are not proposed within 3.0m of a boundary.	N/A
Private Open Space			
48	a) All dwellings should have a minimum area of private open space of 35m2, which includes a principal private open space area with: – a minimum dimension of 4m x 4m, and – a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and – direct accessibility from a ground floor living area	Private open space is compliant with the minimum 35m² area inclusive of useable 4m x 4m area directly accessible from ground floor living area.	Yes

	and orientated to maximise use.		
	b) Private open space may include clothes drying areas and garbage storage.	Private open space can include clothes drying areas and garbage storage.	Yes
Public Domain and Fencing			
49	a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans.	Details for fencing adjacent to the Seminar Street frontage are provided.	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.	A solid fence is proposed to the Seminar Street frontage between 1.5m and 1.8m in height above an existing retaining wall. A landscaped recess is proposed. Fencing is not proposed at the splay corner.	No* Refer to comments below compliance table.
	b) Front fences proposed to be more than 1.2m high should be a maximum of 1.8m in height, above existing front property boundary level, and either: – Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the total length of the fence, or – be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage,	Fencing on top of a retaining wall is proposed to be maximum 2.6m above ground level located 790mm within the site from the Seminar Street frontage boundary. The fence contains a landscaped recess 1.05m by 3.74m in length.	No* Refer to comments below compliance table.
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	Fencing adjacent to the Seminar Street frontage does not contain openings.	No
	d) provide a 3m x 3m splay for corner sites, and	Fencing is not proposed at the splay corner.	Yes
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	Fencing is not proposed adjacent to the driveway to the garage.	NA

Bulk and Scale			
51	a) Direct views between indoor living rooms and principal private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots, including possible dwellings on future lots, should be obscured or screened where: – Ground and first floor (and above) indoor living room windows are within a 9m radius. – Direct views between principal private open space areas where within a 12m radius. – Direct views between indoor living rooms of dwellings into the principal area of private open space of other dwellings within a 12m radius.	No direct views between indoor living rooms and principal private open space of adjacent dwellings within the 9m and 12m radius.	Yes
	b) A balcony, deck, patio, pergola, terrace or verandah should have a privacy screen where there are direct views of: – Indoor living room windows of adjacent dwellings, including proposed dwellings approved on adjoining lots within 9m radius; or – Principal areas of private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots within a 12m radius.	There are no direct views within 9 or 12m radius to require any additional privacy mitigation measures.	Yes
	c) Privacy protection is not required for: – Any Indoor living room windows with a sill height of greater than 1.5m above the finished floor level of that room or where fixed non-openable translucent	Additional privacy protection is not required.	N/A

	glass is installed to the same height.		
	d) Direct views described above may be reduced or obscured by one of the following measures (details to be submitted with the development application): – 1.8m high fence or wall between ground-floor level windows or between a dwelling and principal private open space – Screening of minimum 1.7m height, that has 25% openings (max), with no individual opening more than 30mm wide, is permanently fixed and is made of durable materials. – A window, the whole of which has translucent glass and is not able to be opened.	Side boundary fencing is existing and no additional privacy protection required. Direct views to living rooms and private open space areas of adjacent dwellings are not available within 9 metres of the proposed deck/outdoor living area.	Yes
Ancillary Development			
56	a) For ancillary development in R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, R5 Large Lot Residential and RU5 Village zones: – The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot should not be more than 4.8m above ground level (existing). – The building should be single storey construction with a maximum roof pitch of 24 degrees. – The maximum area of the building should be 60m2 for lots less than 900m² and maximum of 100m² for larger lots.	A shed proposed at the north west corner is not greater than 4.8m in height, is located behind the building line and less than 60m2 in area. A water tank is not proposed.	Yes

	– Ancillary development that is a garage, or an outbuilding, or a rainwater tank should not be located in front of the main building line with the exception of swimming pools.		

The proposal seeks to vary Development Provisions relating to Public Domain and fencing. The relevant objectives are:

<u>DCP Objective 5</u>

5. Objective

To ensure retaining walls are functional, safe and positively contribute to the development and/or the streetscape.

Development Provisions

a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.

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.

Variations are proposed to the development provisions as follows:

- The combined height of the proposed fence and wall adjacent to the street frontage to Seminar Street exceeds 1.8m above the ground level. The existing timber retaining wall with fence on top will have a height 2.6m above ground level and is setback 790mm from the front boundary.
- The fence component does not include openings that make it not less than 25% transparent.

Having regard to the development provisions and relevant objectives, the variations are considered acceptable for the following reason:

- Proposed retaining walls are considered capable of being certified as safe and functional.
- The landscaping forward of the retaining wall and the fence recess will improve the visual presentation.

DCP Objective 49

49. Objective

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

Development Provisions

a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans.

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.

c) Front fences proposed to be more than 1.2m high should be a maximum of 1.8m in height, above existing front property boundary level, and either:

- Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the total length of the fence, or
- be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage,

d) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);

e) provide a 3m x 3m splay for corner sites, and

f) provide a 900mm x 900mm splay for vehicle driveway entrances.

Variations are proposed to the development provisions as follows:

- The proposed solid front fence adjacent to Seminar Street, excluding the 3.74m landscaped recess, is not set back 1.0m from the boundary.
- The front fence is greater than 1.8m in height and does not include landscaped recesses for a least 50 % of the length of the fence.
- The proposed fence does not contain openings that make it not less than 25% transparent.

Having regard to the development provisions and relevant objectives, the variations are considered acceptable for the following reasons:

- The proposed combination of walls and fencing will adequately define the site boundary and provide safety and security for the site.
- Sight lines for vehicles entering and leaving the site at the existing garage are not adversely impacted.
- Fencing will not adversely impact the public domain and the appearance is consistent with other boundary fencing in the vicinity of the site.
- The overall height of fencing will allow for surveillance of the street and public domain from within the site.

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

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

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

(iv) Any matters prescribed by the Regulations

Demolition of buildings AS 2601 - Clause 61

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

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

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

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

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

The proposal does not have significant adverse lighting impacts.

There are no significant adverse privacy impacts.

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

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

Water supply and sewer connection
The Water and Sewer Development team have issued s306 Notice of Requirements in connection with the proposal. The requirements include to:

- Provide updated plans which detail the depths of piers within the zone of influence of the sewer main.
- Provide Engineer's Certification that the structure has been designed so that no load is transferred to the sewer main.

An appropriate standard condition requiring 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.

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

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

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

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

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

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

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

Flora and fauna
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 past activities onsite and unlikely to contain or impact on any threatened species. Based on the above, the development is considered to be compliant with the Biodiversity Conservation Act 2016.

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

Energy
The proposal is not required to provide any specific measures to meet the requirements of BASIX.

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

Bushfire
The site is not identified as being bushfire prone.

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

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. Noise associated with the use of the premises as a dwelling is referred to below.

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

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

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

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

(c) The suitability of the site for the development

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

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

Following exhibition of the application in accordance with the Community Participation Plan, 4 submissions were received.

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

Submission Issue/Summary	Planning Comment/Response
Concern that the fencing is too low and would allow for overlooking of private open space areas to the south.	The height of fencing adjacent to the Seminar Street frontage is considered acceptable based on the separation to adjacent private open space areas located on the southern side of Seminar Street - greater than 12.0m visual separation is provided. The height of the fencing is considered acceptable and a balance between privacy for the occupants of the subject site and neighbours, and the appearance of the fencing from the street.
Concern about the use of the alfresco, noise and anti-social behaviour that occurs into the night.	The proposal includes structures in connection with a dwelling and are permissible in the residential zone. The location of the outdoor space is considered acceptable, oriented to the street and separated from adjacent dwellings. Where use of the property impacts adjoining neighbours due to noise and anti-social behaviour, neighbours have been advised to contact the police. The applicant and owners of the site are aware of complaints made about use of the outdoor space. This is not a matter that can be regulated through the development process.
Concern that residents are occupying the non-habitable garage space for sleeping.	This matter is not relevant to the current development application and has been referred to Council's Compliance team.
Concern that car parking blocks pathways.	This matter is not relevant to the current development application.
Concern about the appearance of concrete sleepers.	The proposed lower retaining wall will comprise concrete sleepers. These are now commonly used in landscaping and considered acceptable for the site.
Question why the side outdoor area cannot be placed lower down. Why not have steps down from the house to the outdoor area from the dwelling?	The finished floor level for the upper section of the outdoor area at RL 14.6m AHD will complement the dwelling floor level and is considered acceptable. A majority of the outdoor area/deck located within the 3.0m setback to Seminar Street is proposed at 14.0m AHD, 1.2m above the

Submission Issue/Summary	Planning Comment/Response
	adjacent footpath level, screened from the street by fencing and considered acceptable in the site setting.

(e) The Public Interest

The proposed development satisfies relevant planning controls and will not have any significant adverse impacts on the wider public interest.

Ecologically Sustainable Development and Precautionary Principle

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

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

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

Climate change

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

4. DEVELOPMENT CONTRIBUTIONS APPLICABLE

Development contributions will not be required under s64 (water and sewer), s7.11 or s7.12 because the development does not create additional demand for services.

5. CONCLUSION AND STATEMENT OF REASON

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

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

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

Attachments

1. Attachment 1 - Recommended Conditions
2. Attachment 2 - Plans

PROPOSED CONDITIONS

NOTE: THESE ARE DRAFT ONLY

DA NO: 2024/450 **DATE: 9 October 2024**

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

DRAFT

Condition

1. Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan number	Revision number	Plan title	Drawn by	Date of plan
J5668 Sheets 1 to 10	Rev F	Alterations & Additions	Collins w Collins	4 July 2024

Approved documents

Document title	Version number	Prepared by	Date of document
Statement of Environmental Effects	J5668	Collins w Collins	June 2024

In the event of any inconsistency between the approved plans and documents, the approved plans prevail.
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. Certificates

The following certificates relevant to the development in accordance with Part 6 of the Environmental Planning and Assessment Act 1979 shall be obtained at the respective stages:

- Construction Certificate;
- Occupation Certificate

Condition Reason: To ensure that appropriate building 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— a. for work that requires a principal contractor to be appointed— i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the *Home Building Act 1989*, Part 6, b. for work to be carried out by an owner-builder— i. the name of the owner-builder, and ii. 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 - a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if - a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying. **Condition Reason:** Prescribed condition under section 74 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

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	b. removed when the work has been completed. 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 70 of the Environmental Planning and Assessment Regulation 2021.
6.	**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 streams; 5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. 6. Building work being limited to the following hours, unless otherwise permitted by Council; - Monday to Saturday from 7.00am to 6.00pm - No work to be carried out on Sunday or public holidays The builder to be responsible to instruct and control his sub-contractors regarding the hours of work. 7. All works within proximity of electrical infrastructure shall be carried out in accordance with the requirements of the relevant electricity authority. **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.
7.	**Demolition of existing structures** Demolition of all unauthorised structures and retaining walls to be completed within 3 months of the date of this consent. **Condition Reason:** To ensure compliance with planning and building controls for the site.

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

	Condition
1.	**Construction hoarding fence** Provision of a hoarding, fence or other measures to restrict public access to the site during the course of works. Where the hoarding will encroach upon public land an application for approval under section 138 of the Roads Act, 1993 is to be lodged with Council.

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	Condition reason: To protect public safety and the integrity of public infrastructure.

DURING DEMOLITION WORK

	Condition
1.	**Demolition site and asbestos management**
	The demolition of any existing structure shall be carried out in accordance with Australian Standard AS 2601: *The Demolition of Structures*. No demolition materials shall be burnt or buried on site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Should the demolition works obstruct or inconvenience pedestrian or vehicular traffic on an adjoining public road or reserve, separate application shall be made to Council to enclose the public place with a hoarding fence. Should asbestos be present, its removal shall be carried out in accordance with the National OH&S Committee – *Code of Practice for Safe Removal of Asbestos* and *Code of Practice for the Management and Control of Asbestos in Workplaces*.

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.	**Proposed 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.
3.	**Existing Retaining Walls** Certification of the structural adequacy of the existing timber retaining walls, that are to be retained, by a suitably qualified professional to be submitted to the Principal Certifying

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	Authority with the application for the Construction Certificate. If the retaining walls are not suitable for retention, detailed drawings and specifications prepared by a professional engineer that include: i. works proposed to upgrade the walls; or ii. replacement walls; are to be submitted to the Principal Certifier with the application for Construction Certificate. **Condition reason**: To ensure retaining walls have structural integrity.
4.	**Water supply authority** 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 that appropriate infrastructure is provided to service the development.

BEFORE BUILDING WORK COMMENCES

	Condition
	NIL

DURING BUILDING WORK

	Condition
1.	**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.	**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.
3.	**Swimming pool/spa safety barrier**
	The pool/spa shall not to be filled with water until a safety fence/barrier complying with the current Swimming Pools Act and Regulations has been installed and an inspection has been carried out and approval given by the Principal Certifier.
	Condition Reason: To protect public health and safety.
4.	**Temporary swimming pool/spa safety barrier**
	Where depth of water in the pool/spa exceeds 300mm during construction a temporary barrier or fence in accordance with the current Swimming Pools Act and Regulations is to be erected or other approved precaution taken so as to prevent entry of children into the

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	pool.
	Condition reason: To protect public health and safety.
5.	**Swimming pool/spa safety sign**
	In accordance with the Swimming Pool Regulation a sign is to be erected and maintained that: (a) Bears a notice containing the words "This swimming pool is not to be occupied or used", and (b) Is located in a prominent position in the immediate vicinity of that swimming pool/spa, and Continues to be erected and maintained until an Occupation Certificate has been issued for the pool.
	Condition reason: To protect public health and safety.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
1.	**Section 68 Certificate of Completion** Prior to occupation or the issuing of any Occupation Certificate a Section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council for each S68 Approval related to this development. **Condition reason:** To ensure that appropriate infrastructure is provided to service the development.
2.	**Spa signage**
	The provision of a suitable sign containing the details required by the current Swimming Pools Act and Regulations.
	Condition reason: To protect public health and safety.
3.	**Spa safety**
	Pool/spa to be fenced in accordance with the Swimming Pools Act, 1992.
	Condition reason: To protect public health and safety.
4.	**Water supply authority**
	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.
5.	**Completion of Landscaping areas**
	Landscaped areas being completed prior to occupation or issue of the Occupation Certificate.
	Condition reason: To ensure that the development positively contributes to the aesthetics and biodiversity values of the area.

OCCUPATION AND ONGOING USE

	Condition
1.	**Restriction for non-habitable use** The use of the alfresco area and shed shall remain ancillary to the dwelling. **Condition Reason:** To protect public health and safety and to ensure the development proceeds in accordance with the approval.
2.	**Spa pool filtration motor operating hours**
	The swimming pool filtration motor shall be operated between the following hours only:

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	• Monday to Friday (other than a public holiday) 7.00 am – 8.00 pm • Saturday to Sunday and Public Holidays 8.00 am – 8.00 pm The pool filtration motor shall be enclosed with an effective soundproof unit.
	Condition reason: To ensure that the development does not result in unacceptable noise impacts.

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.*

DRAFT

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

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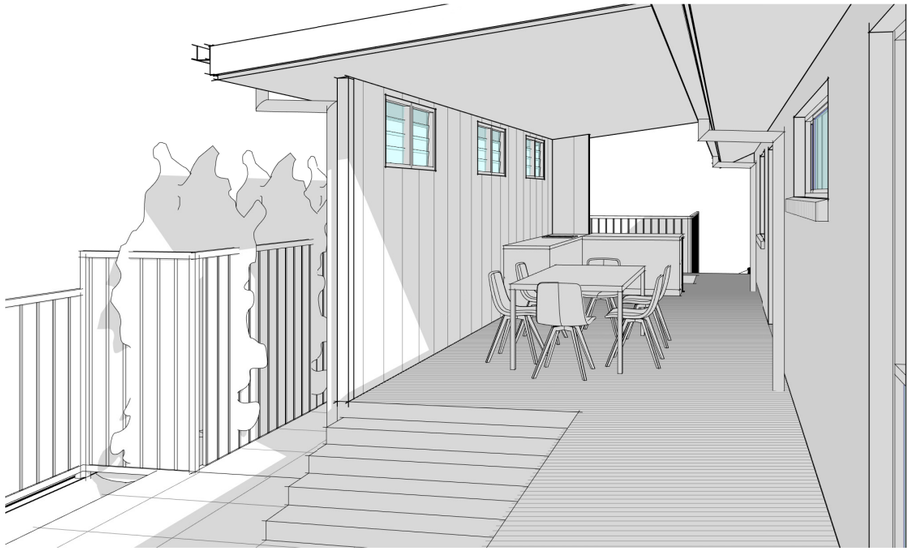
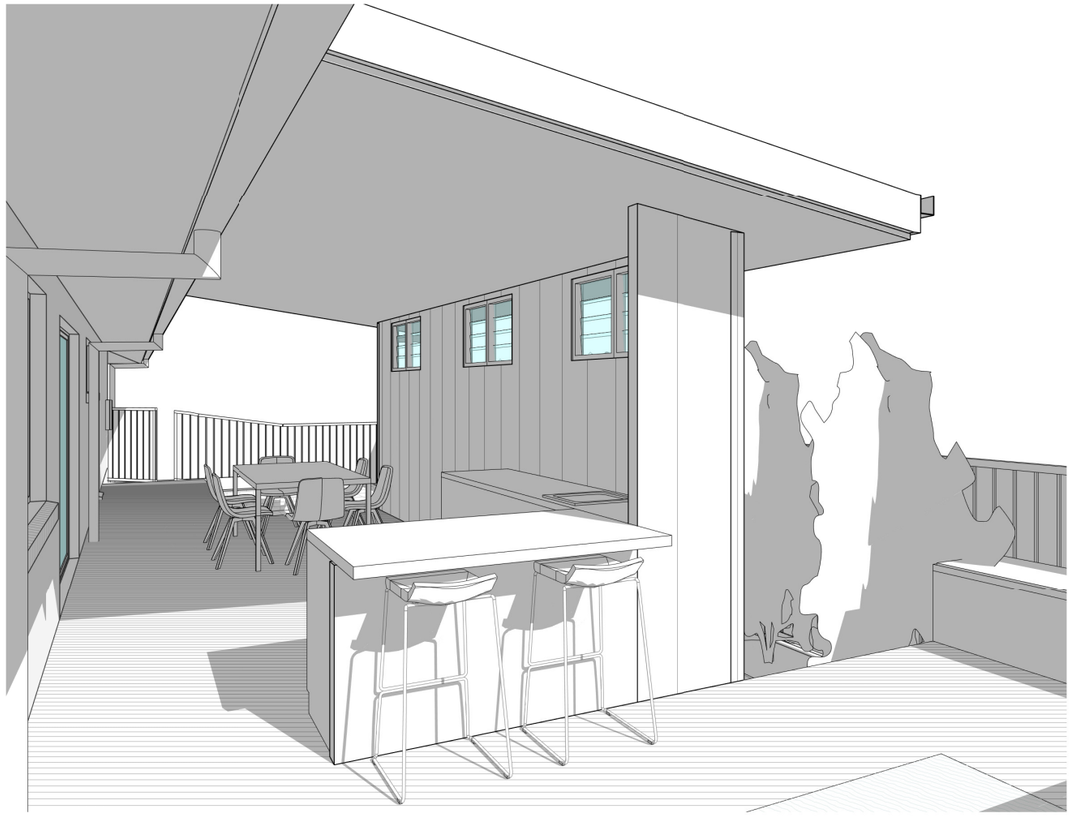
CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
04.07.24	DA PLANS	F	DH





ALTERATIONS & ADDITIONS

CLIENT: FATAI
STATUS: DA PLANS
LOT No: 37 **DP No:** 1235069
STREET NAME: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444
CWC JOB #: J5668

CONTENTS

SHEET #	SHEET NAME	REVISION
1	SITE PLAN	F
2	S68 & S138 PLAN	F
3	DEMOLITION PLAN	F
4	FLOOR PLAN	F
5	ELEVATIONS	F
6	SECTION	F
7	ROOF PLAN & GLAZING	F
8	BUILDING SPECIFICATIONS	F
9	WORK SAFETY NOTES	F
10	LEGENDS	F

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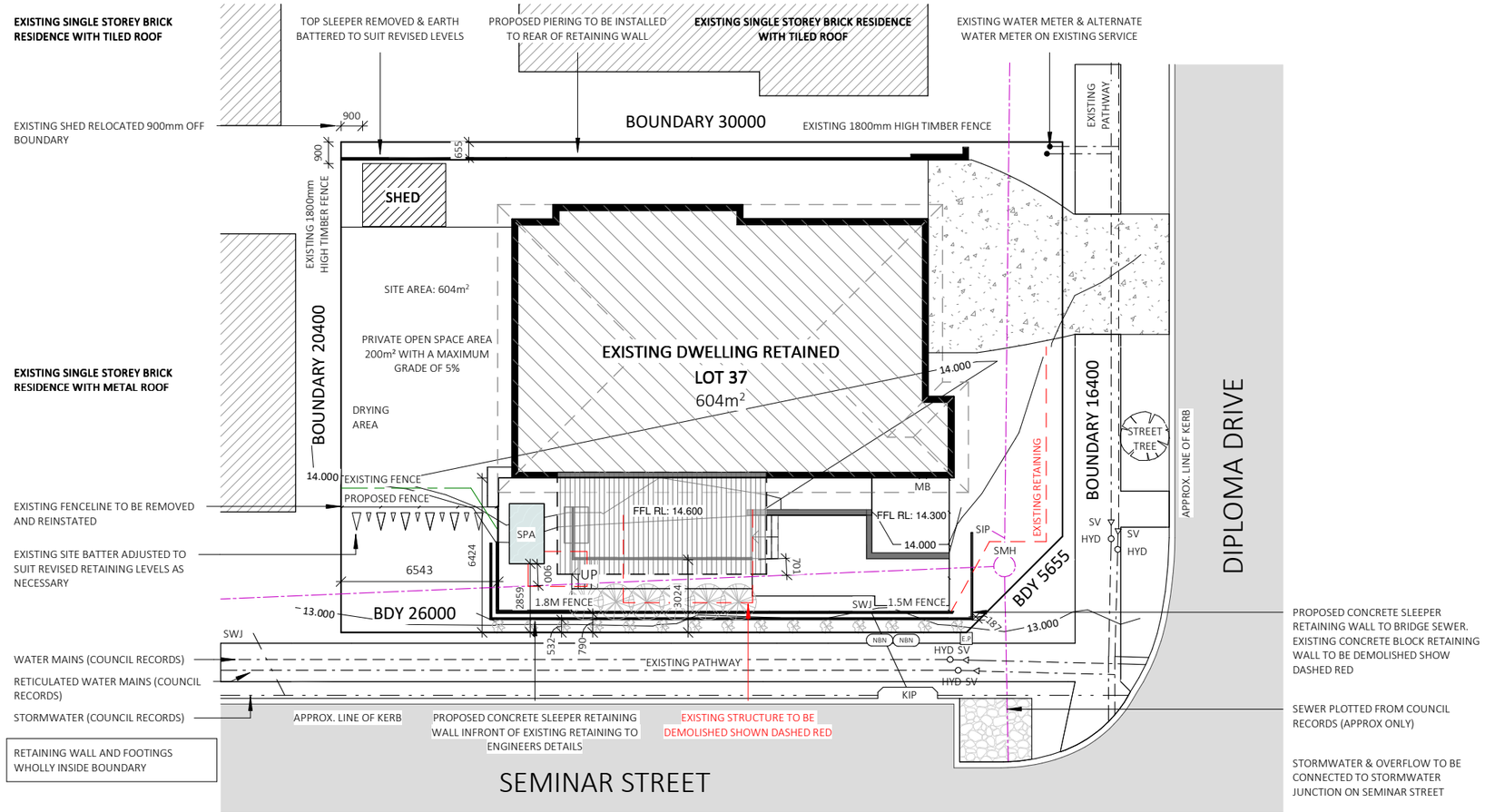
AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
PROPOSED TIMBER DECK AREA	50.0 m²
PROPOSED PAVED AREA	9.0 m²
TOTAL	59.0 m²



SITE INFORMATION & LEGEND

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SITE HOARDING AND SECURITY FENCE
- WATER MAINS (APPROX ONLY)
- STORMWATER LINES (APPROX ONLY)
- SEWER LINES (APPROX ONLY)
- LINE OF EASEMENTS
- PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY) — GTAP
- LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)

SITE PLAN

1 : 200

BUSHFIRE NOTES: BAL N/A

SITE NOT IDENTIFIED AS BUSHFIRE AFFECTED - AS PER NSW PLANNING PORTAL SPATIAL VIEWER BUSHFIRE PRONE LAND HAZARD MAP

SITE INFORMATION

ALL LEVELS WERE COMPLETED BY HOPKINS CONSULTANTS PTY LTD. (REF: 27347 DD. 05.09.23) AND ARE TO AHD. ALL LEVELS, SERVICE LOCATIONS & DIMENSIONS ARE TO BE CONFIRMED BY BUILDER PRIOR TO START OF CONSTRUCTION

GENERAL PLAN SET NOTES:

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

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PROJECT: ALTERATIONS & ADDITIONS		SITE PLAN	
STATUS: DA PLANS	SHEET: 1 OF 10	SCALE:	1 : 200
LOT No: 37 DP No: 1235069		SHEET SIZE:	A3
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444		START DATE:	09.01.2023
CLIENT: FATAI		DWG No:	J5668

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
06.09.23	FEASIBILITY	A	DH
10.10.23	SEWER INFO ADDED	B	DH
31.10.23	CONCEPT	C2	DH
30.01.24	DESIGN DEVELOPMENT	D	DH
12.02.24	DRAFT DA	E	DH
04.07.24	DA PLANS	F	DH

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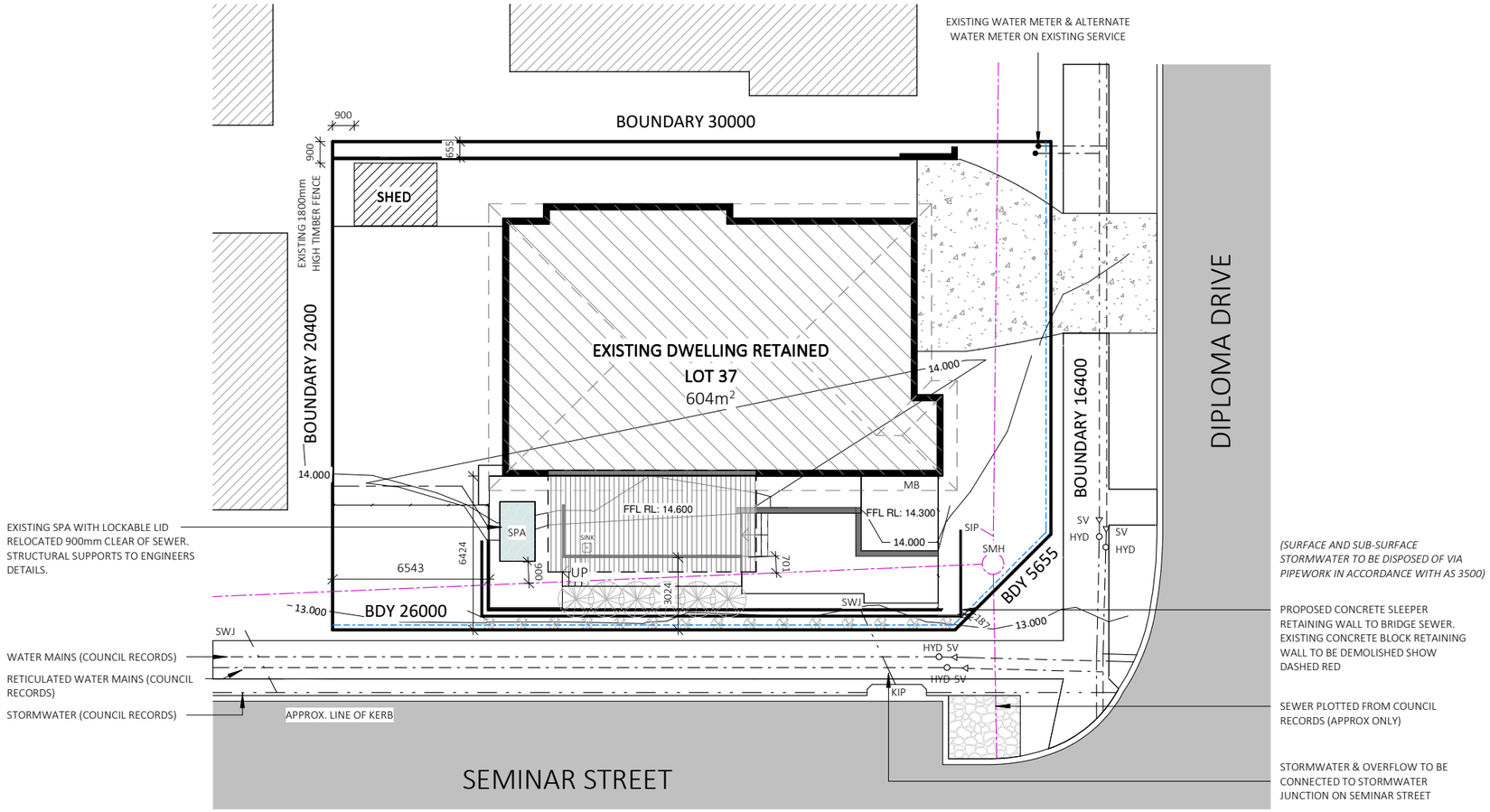
S68 & S138 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE DIRECTED TO FRONT OF SITE AND CONNECTED TO EXISTING STORMWATER JUNCTION

(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SEWER LINE (TO BE USED AS A GUIDE ONLY)
- WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)
- WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)
- STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)
- GTAP — GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- DP — DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)

AREAS - ROOF AREAS	
NAME	AREA
PROPOSED ROOF AREA	36.9 m²
TOTAL	36.9 m²



S68 PLAN

1 : 200

BUSHFIRE NOTES: BAL N/A

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PROJECT: ALTERATIONS & ADDITIONS
STATUS: DA PLANS
SHEET: 2 OF 10
LOT No: 37 DP No: 1235069
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444
CLIENT: FATAI

S68 & S138 PLAN

SCALE:	1 : 200
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	J5668

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
06.09.23	FEASIBILITY	A	DH
10.10.23	SEWER INFO ADDED	B	DH
31.10.23	CONCEPT	C2	DH
30.01.24	DESIGN DEVELOPMENT	D	DH
12.02.24	DRAFT DA	E	DH
04.07.24	DA PLANS	F	DH

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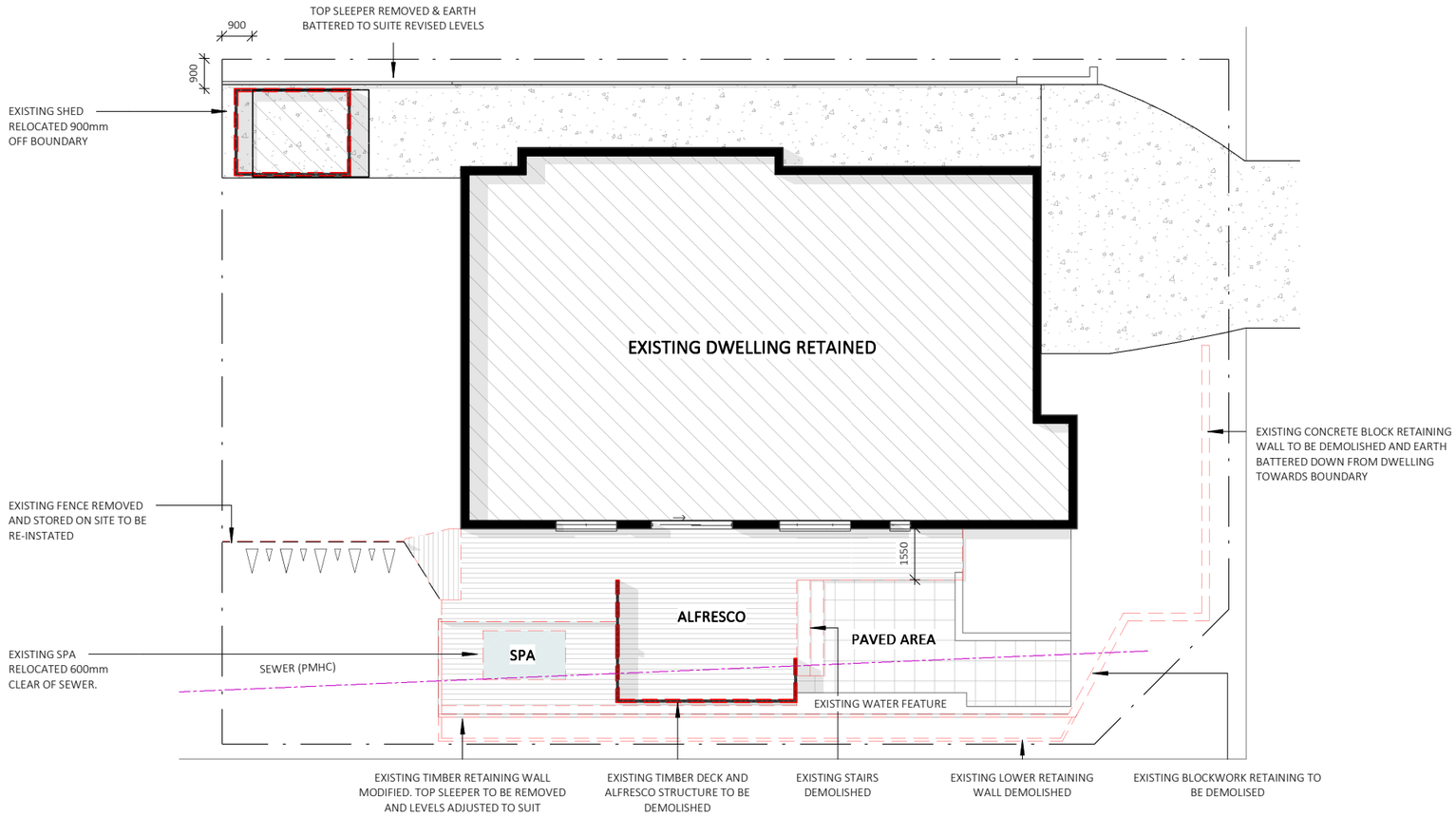
AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
PROPOSED TIMBER DECK AREA	50.0 m²
PROPOSED PAVED AREA	9.0 m²
TOTAL	59.0 m²



DEMOLITION PLAN

1 : 150

BUSHFIRE NOTES: BAL N/A

SITE NOT IDENTIFIED AS BUSHFIRE AFFECTED - AS PER NSW PLANNING PORTAL SPATIAL VIEWER BUSHFIRE PRONE LAND HAZARD MAP

SITE INFORMATION

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PROJECT: ALTERATIONS & ADDITIONS		DEMOLITION PLAN	
STATUS: DA PLANS	SHEET: 3 OF 10	SCALE:	1 : 150
LOT No: 37 DP No: 1235069		SHEET SIZE:	A3
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444		START DATE:	09.01.2023
CLIENT: FATAI		DWG No:	J5668

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
06.09.23	FEASIBILITY	A	DH
10.10.23	SEWER INFO ADDED	B	DH
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04.07.24	DA PLANS	F	DH

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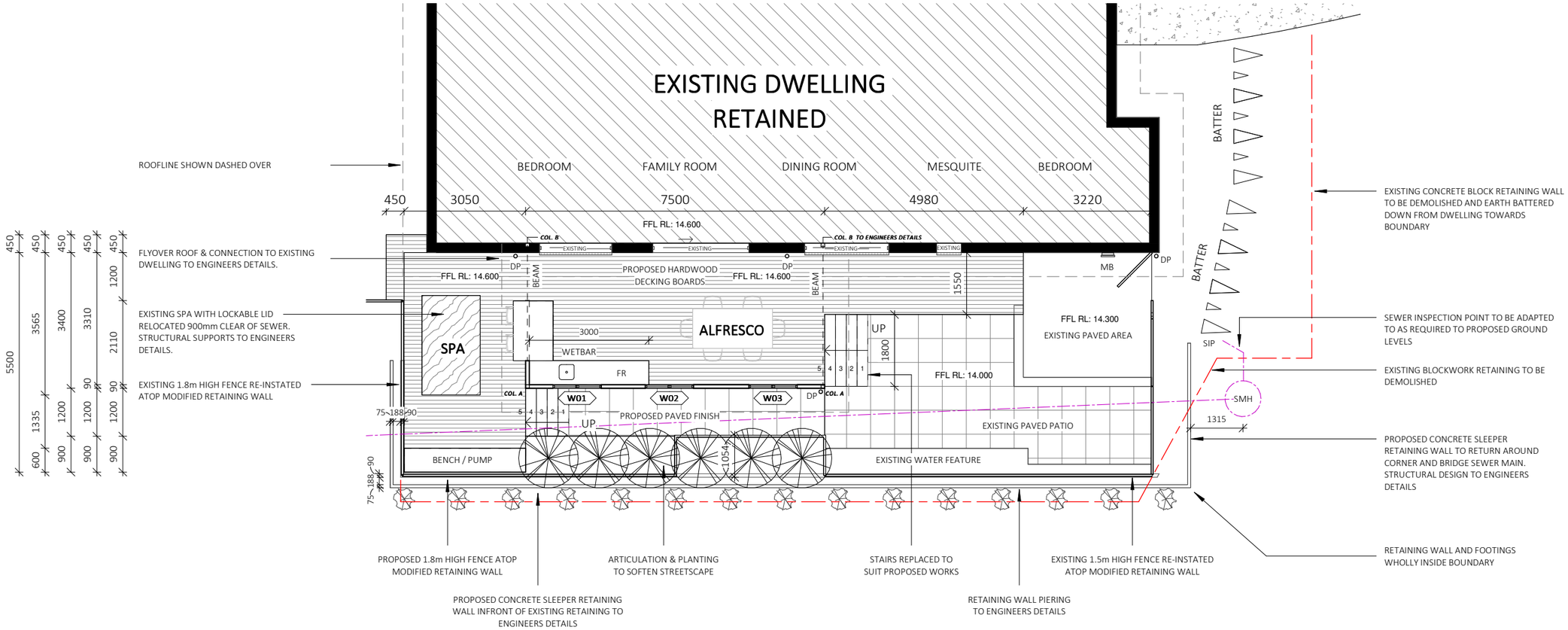
AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
PROPOSED TIMBER DECK AREA	50.0 m²
PROPOSED PAVED AREA	9.0 m²
TOTAL	59.0 m²

COLUMN SCHEDULE	
LABEL	COLUMN TYPE
COL. A	TO ENGINEERS DETAILS
COL. B	TO ENGINEERS DETAILS

AREAS - ROOF AREAS	
NAME	AREA
PROPOSED ROOF AREA	36.9 m²
TOTAL	36.9 m²



GROUND FLOOR PLAN

1 : 100

BUSHFIRE NOTES: BAL N/A

SITE NOT IDENTIFIED AS BUSHFIRE AFFECTED - AS PER NSW PLANNING PORTAL SPATIAL VIEWER BUSHFIRE PRONE LAND HAZARD MAP

SITE INFORMATION

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PROJECT: ALTERATIONS & ADDITIONS		FLOOR PLAN	
STATUS: DA PLANS	SHEET: 4 OF 10	SCALE:	1 : 100
LOT No: 37 DP No: 1235069		SHEET SIZE:	A3
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444		START DATE:	09.01.2023
CLIENT: FATAI		DWG No:	J5668

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
06.09.23	FEASIBILITY	A	DH
10.10.23	SEWER INFO ADDED	B	DH
31.10.23	CONCEPT	C2	DH
30.01.24	DESIGN DEVELOPMENT	D	DH
12.02.24	DRAFT DA	E	DH
04.07.24	DA PLANS	F	DH

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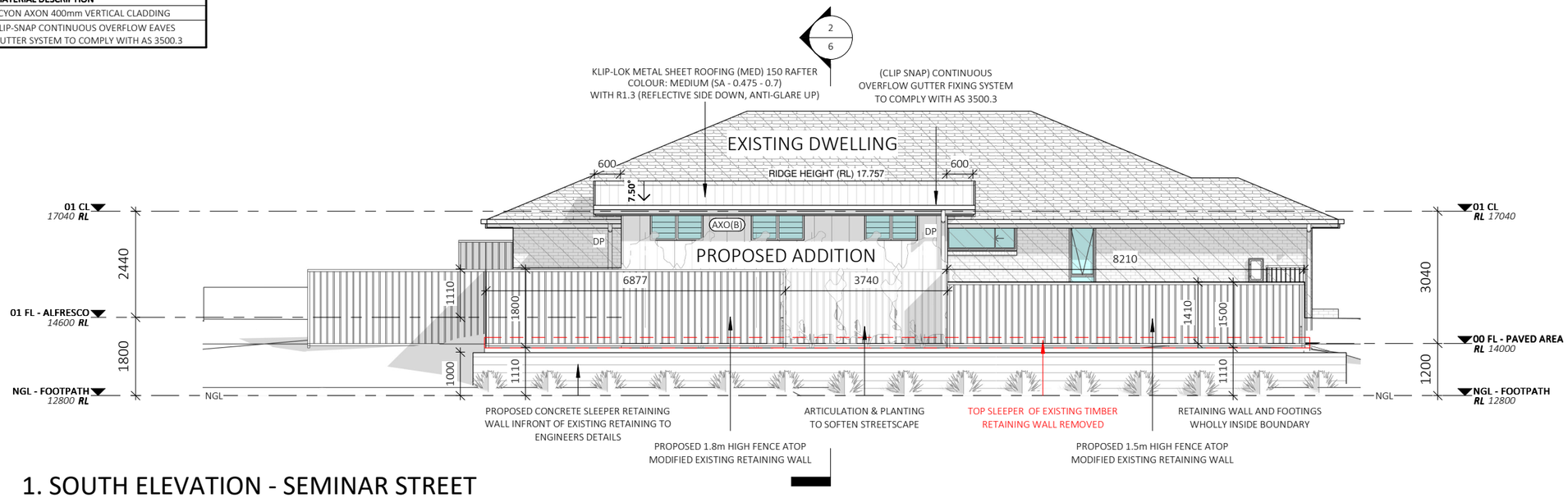
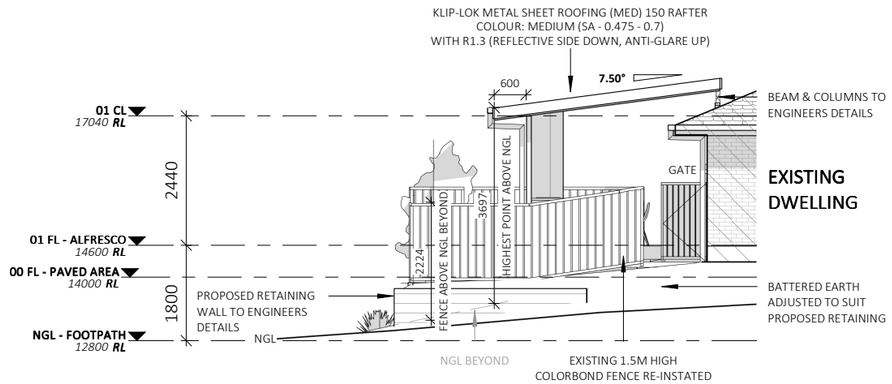
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
AXO(B)	SCYON AXON 400mm VERTICAL CLADDING
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3



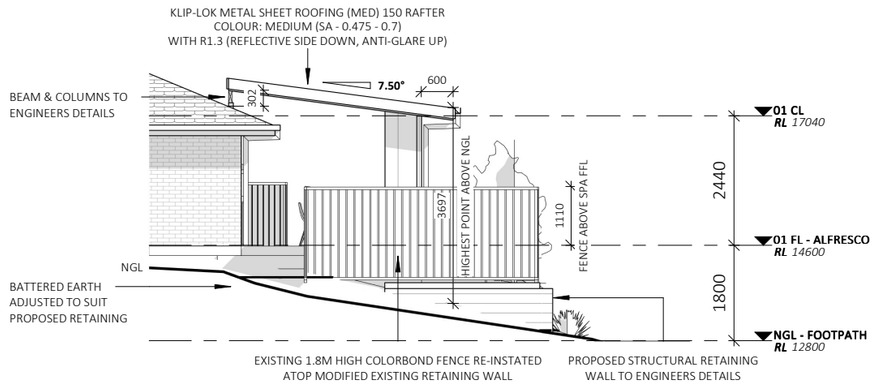
1. SOUTH ELEVATION - SEMINAR STREET

1 : 100



2. EAST ELEVATION - DIPLOMA DRIVE

1 : 100



3. WEST ELEVATION

1 : 100

BUSHFIRE NOTES: BAL N/A

SITE NOT IDENTIFIED AS BUSHFIRE AFFECTED - AS PER NSW PLANNING PORTAL SPATIAL VIEWER BUSHFIRE PRONE LAND HAZARD MAP

SITE INFORMATION

ALL LEVELS WERE COMPLETED BY HOPKINS CONSULTANTS PTY LTD. (REF: 27347 DD. 05.09.23) AND ARE TO AHD. ALL LEVELS, SERVICE LOCATIONS & DIMENSIONS ARE TO BE CONFIRMED BY BUILDER PRIOR TO START OF CONSTRUCTION

GENERAL PLAN SET NOTES:

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STATUS: DA PLANS	SHEET: 5 OF 10	SCALE:	1 : 100
LOT No: 37 DP No: 1235069		SHEET SIZE:	A3
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AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
PROPOSED TIMBER DECK AREA	50.0 m²
PROPOSED PAVED AREA	9.0 m²
TOTAL	59.0 m²

EXTERNAL FINISHES	
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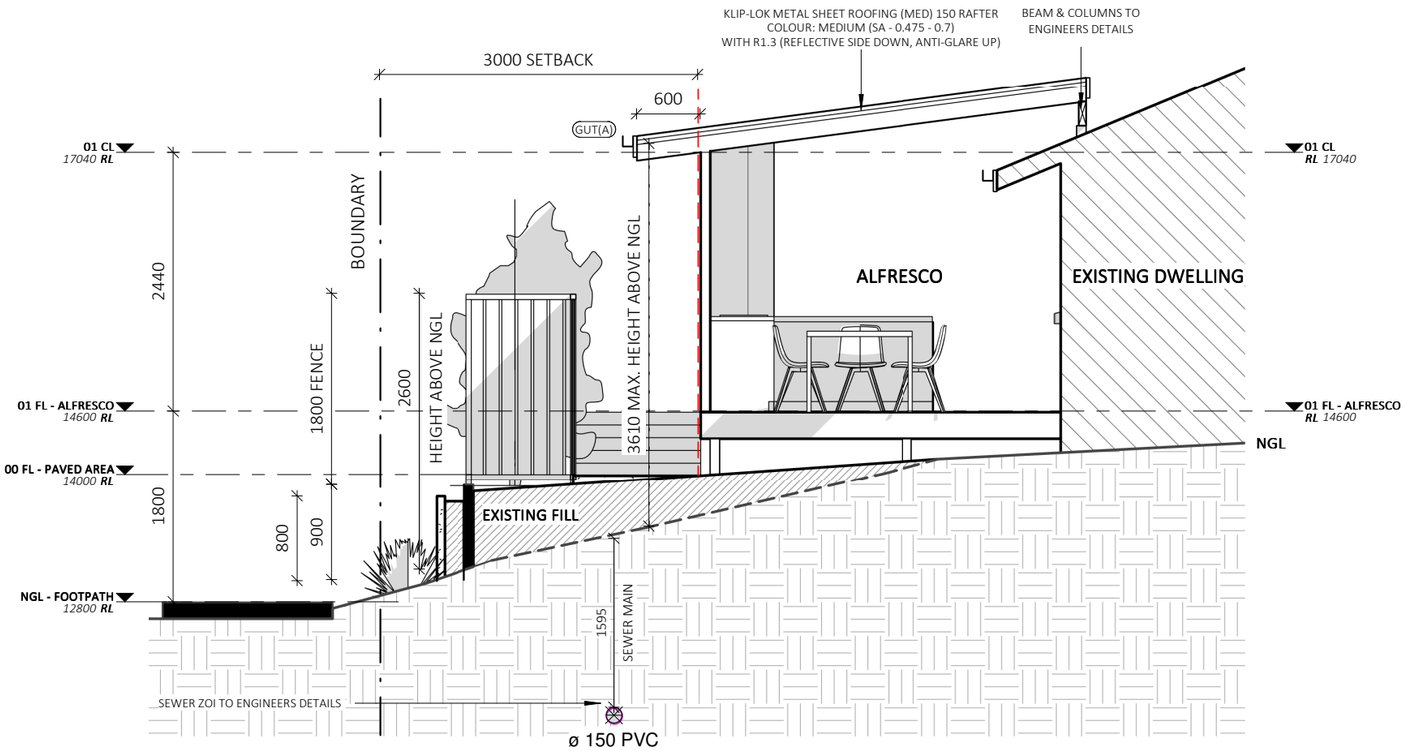

1. SECTION AA - DA

1 : 50

BUSHFIRE NOTES: BAL N/A

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PROJECT: ALTERATIONS & ADDITIONS		SECTION	
STATUS: DA PLANS	SHEET: 6 OF 10	SCALE:	1 : 50
LOT No: 37 DP No: 1235069		SHEET SIZE:	A3
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444		START DATE:	09.01.2023
CLIENT: FATAI		DWG No:	J5668

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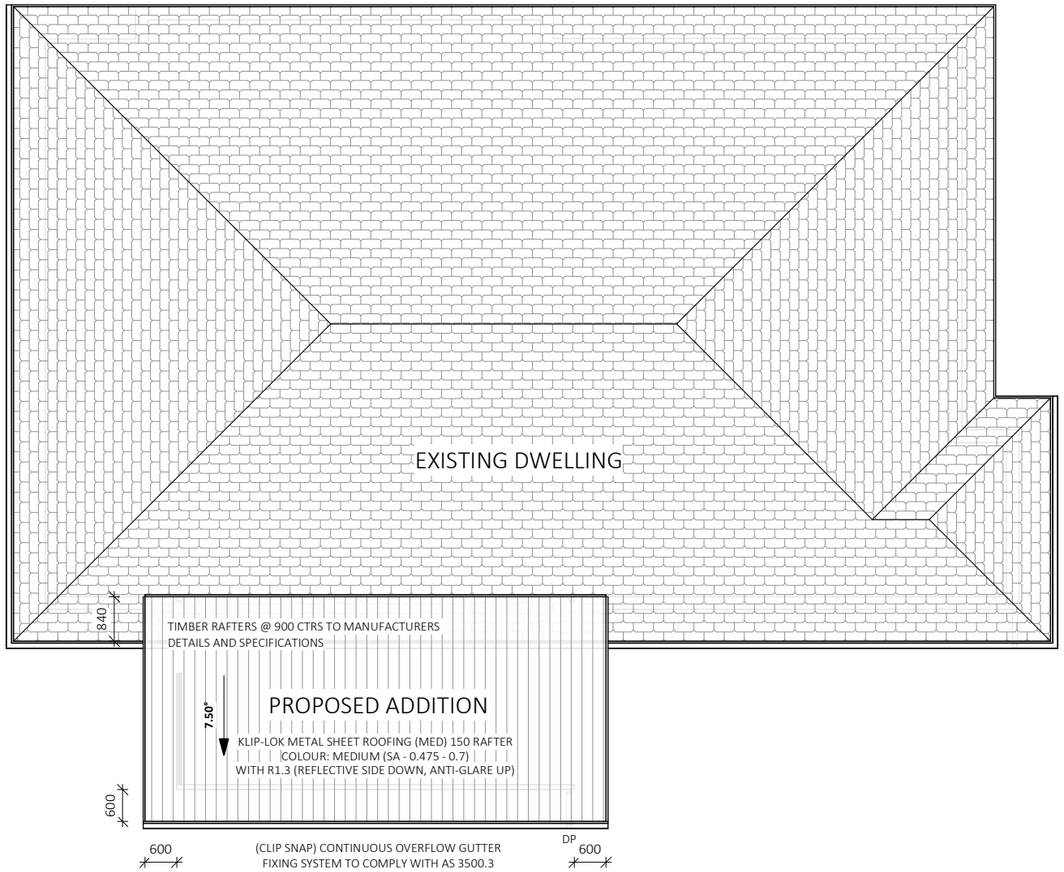
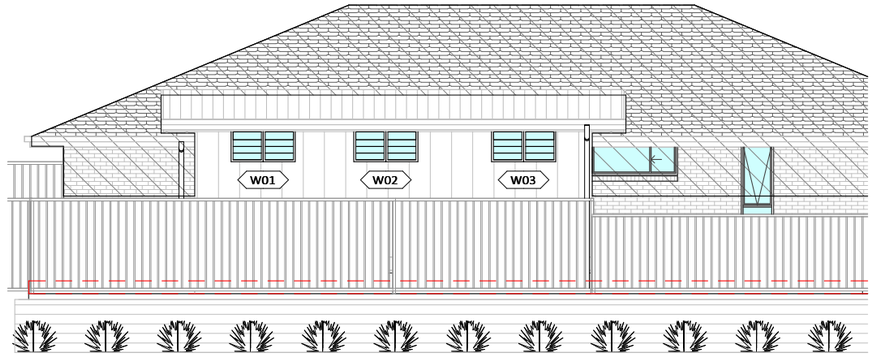
AREAS - ROOF AREAS	
NAME	AREA
PROPOSED ROOF AREA	36.9 m²
TOTAL	36.9 m²



1. ROOF PLAN

1 : 100



2. SOUTH GLAZING ELEVATION

1 : 100

WINDOW GLAZING SCHEDULE

NUMBER	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
W01	600	1210	2400	LOUVRE/LOUVRE	ALUMINIUM	STANDARD
W02	600	1210	2400	LOUVRE/LOUVRE	ALUMINIUM	STANDARD
W03	600	1210	2400	LOUVRE/LOUVRE	ALUMINIUM	STANDARD

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STATUS: DA PLANS
SHEET: 7 OF 10
LOT No: 37 DP No: 1235069
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444
CLIENT: FATAI

ROOF PLAN & GLAZING
SCALE: 1 : 100
SHEET SIZE: A3
START DATE: 09.01.2023
DWG No: J5668

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OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

REVISED JANUARY 2024

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 National Construction Code (NCC), 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) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;
Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

SITE PREPARATION
Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions
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 the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions
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) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions
c) 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 the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

FOOTINGS AND SLABS
The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions
Piled footings are to be designed in accordance with AS 2159

MASONRY
Unreinforced Masonry – to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2; or
c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions
Reinforced Masonry – to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 parts 1 and 2; or
c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions
Masonry Components and Accessories – to be constructed and installed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2;
c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions
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 NCC, Vol. 2, Part H1D5 (4); or
b) AS 4773 Parts 1 and 2
c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING
Sub-Floor Ventilation – Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Housing Provisions
Steel Framing – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; 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 the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions 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 the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:
a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050, AS2049 and AS 4200.1
b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - 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 of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.
Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4, AS2269.0 and AS2904
Autoclaved Aerated Concrete to AS5146.1
Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING
Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:
a) AS 2047.
b) AS 1288.

FIRE SAFETY
Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2
Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions
Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions
Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions
Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

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 the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

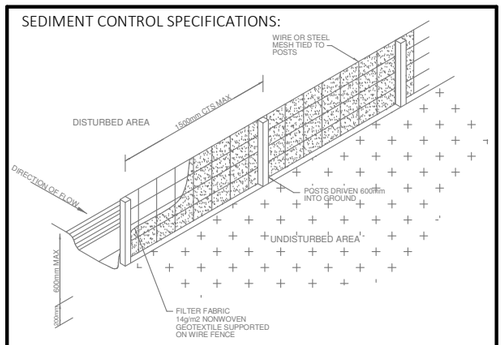
HEALTH AND AMENITY
Wet Areas and External Waterproofing – building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1 & AS4654.2
Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions
Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions
Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions
Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2
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 the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions
Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

SAFE MOVEMENT AND ACCESS
Stairway and Ramp Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions
Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS
H7D2 - Swimming Pools
H7P1 - Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.
H7P2 - 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 4 of the NCC). To be constructed in accordance with one or more of the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H1D9 - Earthquake Areas subject to "seismic activity" to be constructed in accordance the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H1D10 - 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 NCC) 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.
H7D3 - Construction "Alpine Areas" in accordance with NCC, Vol. 2, Part 12.2 of the ABCB Housing Provisions
H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construed in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas
H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions
H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or
a) for a domestic solild fuel burning applicance, AS/NZS 2918

ENERGY EFFICIENCY
Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions

SEDIMENT CONTROL SPECIFICATIONS:



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

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

3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.
6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
10.OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with of Practice:
Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:
Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

EXCAVATIONS
1.Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.
Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations 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.
The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
2. Roof Trusses
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.
3. Bracing
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the 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
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
STEEL FRAMING
1. Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the NCC.
ROOFING
All roof cladding is to comply with the relevant structural 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 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.
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
Mortar shall comply with the NCC. Joint tolerances shall be in accordance with AS 3700.
4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the 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 environment and location of the lintels in the structure.
5. Cleaning
The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING AND LININGS
1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.
Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
2.Internal Wall and Ceilings Linings
The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the 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 ceiling.
3.Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the NCC.
JOINERY
1. General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.
3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.
Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.
All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the NCC.
SERVICES
1.Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2.Electrical
The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
3.Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4.Smoke Detectors
The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the NCC.
5.Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate.
TILING
1.Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
2.Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

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PROJECT: ALTERATIONS & ADDITIONS		WORK SAFETY NOTES	
STATUS: DA PLANS	SHEET: 9 OF 10	SCALE:	1 : 100
LOT No: 37 DP No: 1235069		SHEET SIZE:	A3
STREET: 43 DIPLOMA DRIVE, THRUMSTER, NSW 2444		START DATE:	09.01.2023
CLIENT: FATAI		DWG No:	J5668

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
06.09.23	FEASIBILITY	A	DH
10.10.23	SEWER INFO ADDED	B	DH
31.10.23	CONCEPT	C2	DH
30.01.24	DESIGN DEVELOPMENT	D	DH
12.02.24	DRAFT DA	E	DH
04.07.24	DA PLANS	F	DH

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

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): *OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANUARY 2023

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

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

RENOVATION / DEMOLITION SYMBOLS

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

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

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

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

- OVERHEAD ITEM
- DEMOLITION LINE
- UPPER FLOOR OUTLINE
- ROOF OUTLINE OVER
- RAKED CEILING LINE
- BEAM LINE
- SQUARE SET OPENING
- TERMITE PROTECTION: *TO AS 3660.1*
- NATURAL GROUND LINE (EXCAVATED)
- COL. — COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
- COL. — MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
- ENGAGED PIERS: *TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010*
- INSULATION BATTING
- TO BE DEMOLISHED / REMOVED
- EARTH / SOIL
- FILL (TO ENGINEERS DETAIL)
- WET AREA TILED FLOOR SURFACE
- COMMON / OUTDOOR TILED FLOOR SURFACE
- BROOM FINISH CONCRETE FLOOR SURFACE
- MASONRY WALL
- CONCRETE
- TIMBER/METAL STUD FRAMED WALL
- CONCRETE BLOCK WALL
- MASONRY VENEER WALL
- METAL SHEET ROOFING
- KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
- TILED ROOF
- WAFFLE POD (TO ENGINEERS DETAIL)
- TACTILE GROUND SURFACE INDICATORS: *TO AS 1428.4.1:2009*
- STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
- RAMP INCLUDING DIRECTION OF TRAVEL (UP)
- GTAP — GARDEN TAP
- DP — RAINWATER DOWNPIPE: *TO AS 3500*
- SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. *ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS*
- EXT. DUCT — MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH ~~NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE~~ ABCB HOUSING PROVISIONS
- SLIDING DOOR UNIT OPENING DIRECTION
- SLIDING WINDOW OPENING DIRECTION
- AWNING/CASEMENT WINDOW OPENING DIRECTION
- HINGED DOOR OPENING DIRECTION
- MB — GAS BOTTLES
- HWS — ELECTRICAL METER BOX
- GAS INSTANTANEOUS HOT WATER SERVICE
- HOT WATER TANK
- SOLAR HOT WATER SERVICE
- COOKTOP
- SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

- NORTH
- W01 — WINDOW TAG (DA/CC)
- D01 — DOOR TAG (DA/CC)
- # SHEET — TYPICAL SECTION MARKER
- # SHEET — TYPICAL ELEVATION MARKER
- TYPICAL CALL OUT MARKER — # SHEET
- VIEW TAG AND SCALE — VIEW SCALE

GENERAL ABBREVIATIONS

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

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