

# June 2025

# Development Assessment Panel

## Business Paper

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**2:00 PM Wednesday 18 June 2025**

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**Port Macquarie-Hastings Council**  
**17 Burrawan Street, Port Macquarie**  
**Function Room**

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# DEVELOPMENT ASSESSMENT PANEL SUB COMMITTEE CHARTER

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Adopted: Ordinary Council 2022 09 15

## 1.0 OBJECTIVES

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

## 2.0 KEY FUNCTIONS

- To review development application reports and conditions. The focus of the Panel's review is to be on those issues raised in submissions received following exhibition of development applications;
- To determine development applications where there are 3 or more unique submissions or where an application is outside of staff delegations;
- To refer development applications to Council for determination where necessary;
- To provide a forum for objectors and applicants to make submissions on applications before the Development Assessment Panel(DAP);
- To maintain transparency in the determination of development applications.

### Delegated Authority of Panel

Pursuant to Section 377 of the Local Government Act, 1993 delegation to:

- Determine (approve or refuse) development applications under Part 4 of the Environmental Planning and Assessment Act 1979 having regard to the relevant environmental planning instruments, development control plans and Council policies.
- Vary, modify or release restrictions as to use and/or covenants created by Section 88B instruments under the Conveyancing Act 1919 in relation to development applications being considered by the panel.
- Determine Koala Plans of Management under State Environmental Planning Policy (Biodiversity and Conservation) 2021 associated with development applications being considered by the Panel.

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

## 3.0 MEMBERSHIP

### 3.1 Voting Members

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

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

### **3.2 Non-Voting Members**

Not applicable.

### **3.3 Obligations of members**

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

### **3.4 Member Tenure**

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

### **3.5 Appointment of members**

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

## **4.0 TIMETABLE OF MEETINGS**

- The Development Assessment Panel will generally meet on the 1st and 3rd Wednesday each month at 2.00pm at the Port Macquarie offices of Council. Meetings may be conducted on-line or a combination of in person and on-line.
- Special Meetings of the Panel may be convened by the Director Community, Planning and Environment Services with 3 days notice.

## **5.0 MEETING PRACTICES**

### **5.1 Meeting Format**

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

- The Panel will hear from an applicant and objectors or their representatives. Speakers are required to register to speak by close of business on the day prior to the Panel meeting.
- The Panel shall have the discretion to ask the applicant and objectors questions relating to the proposal and their submission. There is no 'right of reply' for an objector or applicant.
- Where there are a large number of persons making submissions with common interests, the Panel shall have the discretion to hear a representative of those persons rather than multiple persons with the same interest.
- Council assessment staff will be available at Panel meetings to provide technical assessment advice and assistance to the Panel.
- Where considered necessary, the Panel will conduct site inspections prior to the meeting.

## **5.2 Decision Making**

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

## **5.3 Quorum**

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

## **5.4 Chairperson and Deputy Chairperson Independent**

Chair (alternate - independent member).

## **5.5 Secretariat**

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

## **5.6 Recording of decisions**

Minutes will be limited to the recording of decisions of the DAP and how each member votes for each item before the Panel. Meetings may be recorded via an on-line platform where practical.

## **6.0 CONVENING OF “OUTCOME SPECIFIC” WORKING GROUPS**

Not applicable.



## **7.0 CONFIDENTIALITY AND CONFLICT OF INTEREST**

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

## **8.0 LOBBYING**

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

## **9.0 CONDUCT AT MEETINGS**

All parties in attendance at a DAP meeting shall conduct themselves respectfully i.e. not disrupt the conduct of the meeting, interject, act courteously and with compassion and empathy and sensitivity and will not insult, denigrate or make defamatory or personal reflections on or impute improper motives to the DAP, Council staff or other members of the public.

## Attendance Register

Member	05/02/25	05/03/25	19/03/25	16/04/25	21/05/25	04/06/25
David Crofts (Independent Chair)		A	✓	✓	✓	A
Tony McNamara (Independent Member)	✓	✓			A	✓
Chris Gee (Independent Member)	✓	✓	✓	✓		✓
Murray Blackburn-Smith (Independent Member)	✓		✓	✓	✓	✓
Dan Croft (Group Manager Development Services)	✓	✓	✓	A	✓	✓
<b>Other attendees</b>						
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 (Building Surveyor)						
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

## Meeting Dates for 2025

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

Agenda

Items of Business

Item	Subject	Page
01	Acknowledgement of Country.....	<u>9</u>
02	Apologies .....	<u>9</u>
03	Confirmation of Minutes .....	<u>9</u>
04	Disclosures of Interest.....	<u>9</u>
05	DA2024 - 252.1 Multi Dwelling Housing and Strata Subdivision at Lot 1 DP 335428 No 11 Home Street, Port Macquarie .....	<u>18</u>
06	General Business.....	<u>9</u>

## Agenda

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**Item:** 01

**Subject:** Acknowledgement of Country

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### Recommendation

"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."

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**Item:** 02

**Subject:** Apologies

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### Recommendation

That the apologies received be accepted.

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**Item:** 03

**Subject:** Confirmation of Minutes

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### Recommendation

That the Minutes of the Development Assessment Panel Meeting held on 4 June 2025 be confirmed.

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**Item:** 04

**Subject:** Disclosure of Interest

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### Recommendation

That Disclosures of Interest be presented.

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# Minutes

## June 2025

### Development Assessment Panel

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#### **Members:**

Tony McNamara (Independent Member)

Murray Blackburn-Smith (Independent Member)

Chris Gee (Independent Member)

Dan Croft (Group Manager Development Services)

#### **Other Attendees:**

Pat Galbraith-Robertson (Development Assessment Planning Manager)

Grant Burge (Development Engineering Manager)

Fiona Tierney (Development Assessment Planner)

Chris Gardiner (Senior Development Assessment Planner)

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**The meeting opened at 2.00pm.**

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## 01 Acknowledgement Of Country

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The Acknowledgement of Country was delivered.

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## 02 Apologies

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That the apology received from David Crofts be accepted.

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## 03 Confirmation Of Minutes

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### Consensus:

**That the Minutes of the Development Assessment Panel Meeting held on 21 May 2025 be confirmed.**

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## 04 Disclosures Of Interest

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There were no disclosures of interest presented.

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## 05 DA2021 - 335.3 - Section 4.55 Modification To Design Of Previous Approved Dual Occupancy And Torrens Title Subdivision At Lot 6 DP 231816 No. 9 Davis Crescent, Port Macquarie

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### Speakers:

Stephen Sheehan (opposing the application)

Justine Potter (opposing the application)

Tony Thorne (opposing the application)

Michael Rule.(opposing the application)

Jo Di Lorio (applicant)

Grant Kennedy (applicant)

Dylan Pearce (applicant)

### Consensus:

**That the section 4.55 modification DA2021 - 335.3 for a proposed modification to design of previous approved dual occupancy and Torrens title subdivision at Lot 6, DP 231816, No.9 Davis Crescent, Port Macquarie, be determined by granting consent subject to recommended wording changes to conditions A(1), B(15) and E(10).**

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**06     DA2023 - 934.1 Multi Dwelling Housing and Strata Subdivision at Lot 68  
DP 37543, No 95 Cameron Street, Wauchope**

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Speakers:

Jayson Shelley (applicant)

**Consensus:**

**That DA2023 - 934.1 for Multi Dwelling Housing and Strata Subdivision at Lot 68, DP 37543, No. 95 Cameron Street, Wauchope, be determined by granting consent subject to the recommended conditions.**

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**07     DA2024 - 810.1 Dwelling, Including Clause 4.6 Variation To Clause 4.3  
(Height Of Buildings) Of The Port Macquarie- Hastings LEP 2011 At Lot  
30 DP 285493, No. 15 Birramal Drive, Dunbogan**

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Speakers:

Phil Beale (opposing the application)

Louise Beale (opposing the application)

Robert Slater (opposing the application)

John Broadbent (opposing the application)

David Bedingfeld (applicant)

Ceri Muter (applicant)

Luke Carter (applicant)

**Consensus:**

**That DA 2024 - 810.1 for a dwelling, including Clause 4.6 variation to Clause 4.3 (height of buildings) of the Port Macquarie-Hastings Local Environmental Plan 2011, at Lot 30, DP 285493, No. 15 Birramal Drive, Dunbogan, be determined by granting consent subject to the recommended conditions.**

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**08     General Business**

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Nil

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**The meeting closed at 4.26pm.**



## Agenda

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Item: 05

Subject: DISCLOSURES OF INTEREST

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### RECOMMENDATION

That Disclosures of Interest be presented

### DISCLOSURE OF INTEREST DECLARATION

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

*(Refer to next page and the Code of Conduct)*

# Agenda

## 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:

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- 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.

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## 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.*

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

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

**Councillor's Signature:** ..... **Date:** .....

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

Last Updated: 3 June 2019

# Agenda

## 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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<sup>1</sup> 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.

<sup>2</sup> 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: 06

**Subject: DA2024 - 252.1 Multi Dwelling Housing and Strata Subdivision at Lot 1 DP 335428 No 11 Home Street, Port Macquarie**

**Report Author: Development Assessment Officer (Planner), Benjamin Roberts**

<b>Applicant:</b>	Chris Jenkins
<b>Owner:</b>	TOJO Property Developments Pty Ltd
<b>Estimated Cost:</b>	\$2,500,000
<b>Parcel no:</b>	9583

## Alignment with Delivery Program

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

## Recommendation

**That DA 2024 - 252.1 for Multi Dwelling Housing and Strata Subdivision at Lot 1, DP 335428, No. 11 Home Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.**

## Executive Summary

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

The application was considered by the development assessment panel on 16 April 2025 where the panel resolved:

*“That DA 2024 - 252.1 for Multi Dwelling Housing and Strata Subdivision including Clause 4.6 Variation to Clause 4.4 (Floor Space Ratio) of the Port Macquarie-Hastings Local Environmental Plan 2011 at Lot 1, DP 335428, No 11 Home Street, Port Macquarie, be deferred to the 18 June 2025 Development Assessment Panel meeting to allow the applicant the opportunity to address outstanding matters in relation to the following:*

- *Compliance with the gross floor area (GFA) development standard*
- *Consistency with the desired future character for the locality having regard to the floor space ratio objectives of clause 4.4 Port Macquarie-Hastings Local Environmental Plan 2011*
- *The landscape treatment along the Oxley Crescent and Home Street frontages to satisfactorily demonstrate no impacts to existing or required public utilities including telecommunications or electricity”*

The applicant submitted an amendment to the application on 9 May 2025 addressing the above matters. The key changes include:



- Reduction to Gross Floor Area (GFA) to provide compliance with the maximum floor space ratio of 0.65:1 applicable to the site.
- Removal of significant landscaping within the road reserve.

The amended application was re-exhibited from 19 May to 1 June 2025. Following re-exhibition, 2 submissions were received.

The site is considered suitable for the amended development proposal and the application is considered to have adequately address the 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)

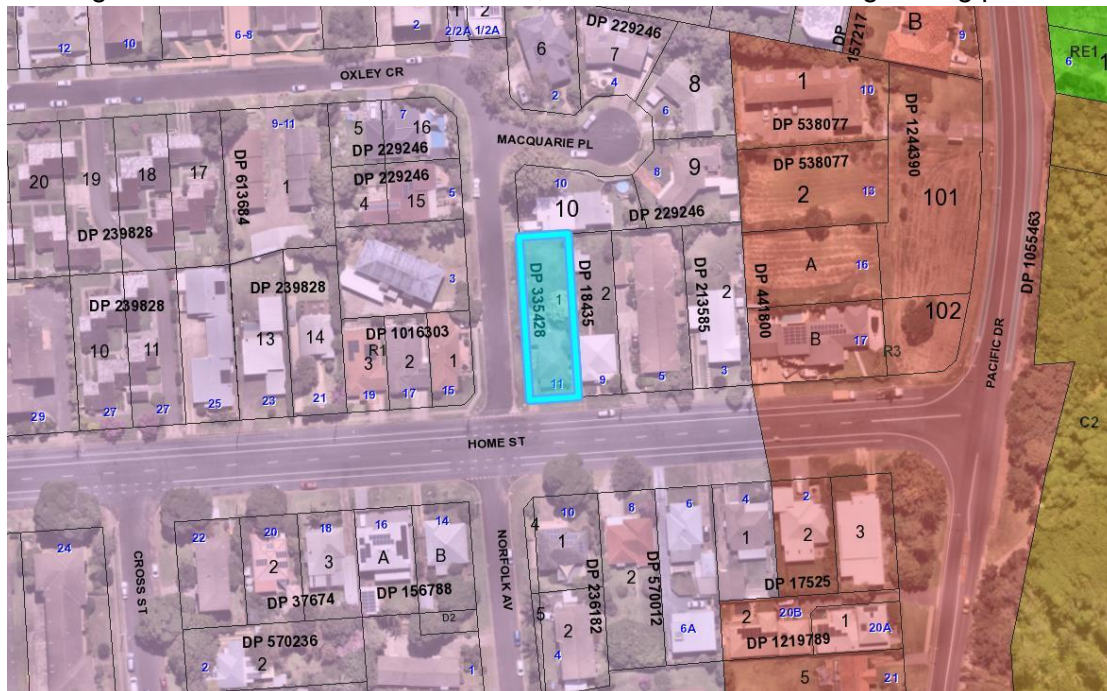
The reason for the application being referred to Council's Development Assessment Panel (DAP) is because three (3) or more objections to the proposal were initially received and the matter was previously considered by the DAP. A copy of the DAP Charter outlining the delegations and functions of the DAP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

## 1. Background

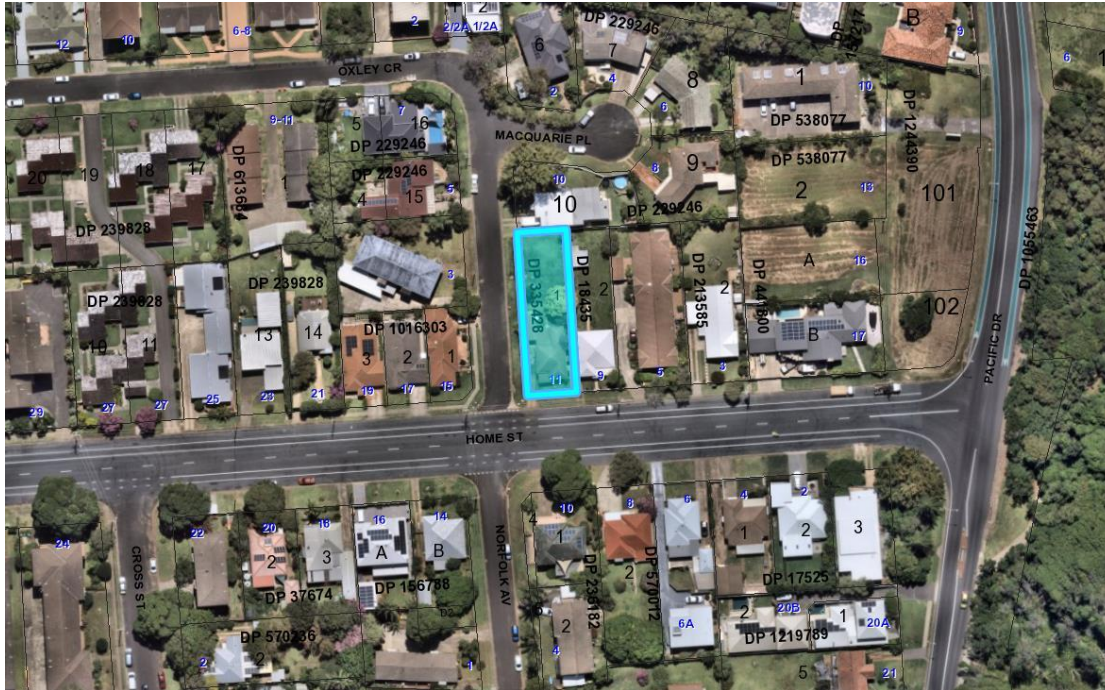
### Existing Sites Features and Surrounding Development

The site has an area of 626.8m<sup>2</sup> and is located on the corner of Home Street and Oxley Crescent, Port Macquarie. The site contains a single storey dwelling and detached garage with driveway and access off Home Street.

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



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



## 2. Description of Development

Key aspects of the proposal include the following:

- Demolition of the existing dwelling, detached garage and garden areas.
- Construction of 4 attached dwellings and strata subdivision.

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

### Application Chronology

- 22 April 2024 - Application lodged.
- 2 to 15 May 2024 - Public exhibition via neighbour notification.
- 23 May 2024 - Essential energy comments received.
- 24 May 2024 - Additional information request to show clearances from electricity infrastructure.
- 7 June 2024 - Additional information response with revised plans showing clearances to electricity infrastructure.
- 17 July 2024 - Additional information request seeking clarification on subdivision type proposed and preliminary servicing plans.
- 31 July 2024 - Draft strata plan and preliminary servicing plans provided.
- 17 October 2024 - Additional information request regarding gross floor area calculations and concern that there are no valid planning grounds for the FSR variation. It was apparent that minor changes could be made to achieve FSR compliance.
- 8 November 2024 - Meeting with applicant to discuss floor space ratio. Noted that the building height and floor space ratio controls did not appear to



correlate and that a Planning Proposal via an LEP amendment would be appropriate process in seeking a change to these controls. Reiterated that compliance with the FSR is not unachievable or unreasonable in this instance and consistent with pre-lodgement suggested amending the application to achieve FSR compliance.

- 31 January 2025 - Amended plans submitted.
- 3 February 2025 - Additional information request for a revised SOEE and Clause 4.6 variation report to support amended application.
- 24 March 2025 - Revised SOEE and Clause 4.6 variation report submitted.
- 16 April 2025 - Considered and deferred at Development Assessment Panel meeting.
- 9 May 2025 - Amendment to application and plans submitted.
- 19 May to 1 June 2025 - Re-exhibition of amended application.

### 3. Statutory Assessment

#### Section 4.15(1) Matters for Consideration

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

#### (a) The provisions (where applicable) of:

#### (i) Any Environmental Planning Instrument

#### State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### Chapter 4 Koala Habitat Protection 2021

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

Clause 4.10 - Having considered the SEPP, the application and on completion of a site inspection, Council is not prevented from granting consent in this case for the following reasons:

1. The property is not subject to a KPOM, and
2. The site not considered to be core koala habitat.

#### State Environmental Planning Policy (Housing) 2021

#### Chapter 4 Design of residential apartment development

Clause 144 - The proposal includes class 1a attached dwellings only and therefore this chapter does not apply to the application.

#### State Environmental Planning Policy (Resilience and Hazards) 2021

#### Chapter 2 Coastal Management

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

The site is located within a coastal use and coastal environment area.

Having regard to clauses 2.10 and 2.11 of the SEPP the proposed development is not considered likely to result in any of the following:

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

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

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

#### **Chapter 4 Remediation of Land**

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

#### **State Environmental Planning Policy (Sustainable Buildings) 2022**

A BASIX certificate has been submitted demonstrating that the proposal will comply with the requirements of the SEPP. With the amendments to the plans the certificate is now somewhat outdated. It is recommended that a condition be imposed to ensure the submitted certificate is revised and the commitments are incorporated into the development and certified at Occupation Certificate stage.

#### **State Environmental Planning Policy (Transport and Infrastructure) 2021**

Clause 2.48 - Development in proximity to electricity infrastructure - Referral of the amended application to Essential Energy has been undertaken and the following comments provided for consideration:

*“Strictly based on the updated documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.*

*Essential Energy makes the following general comments:*

- *As part of the subdivision, an easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy’s standard easement terms current at the time of registration of the plan of subdivision;*
- *If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;*

- *Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;*
- *All Torrens lots must have access and frontage to a public road as per Service and Installation rules this is to allow for the provision of power/services to the new development, a right of carriageway can not to be used for the provision of power/services to any part of the new development.*
- *Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;*
- *In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;*
- *Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW);*
- *Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.*

*Should you require any clarification, please do not hesitate to contact us.*

*Information about when and how to request safety advice from Essential Energy.*

[Request for Safety Advice \(essentialenergy.com.au\)](http://essentialenergy.com.au)"

If the application was to be approved a consent condition would need to be applied requiring satisfactory arrangements with Essential Energy be obtained prior to issue of any construction certificate. Essential Energy have also provided some general advice.

### **State Environmental Planning Policy (Primary Production) 2021**

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

### **Port Macquarie-Hastings Local Environmental Plan 2011**

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

- Clause 2.2 - The subject site is zoned R1 General Residential.
- Clause 2.3(1) and the R1 zone landuse table - The proposed development for multi dwelling housing and strata subdivision is 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 having regard to the following:

- Will provide for the housing needs of the community; and
- Will provide for a variety in housing type and density.
- Clause 2.7 - The demolition of the existing dwelling and ancillary structures requires consent as it does not fit within the provisions of SEPP (Exempt and Complying) 2008.
- Clause 4.1 - The minimum 450m<sup>2</sup> lot size for subdivision does not apply to the proposal as it proposes a strata subdivision.
- Clause 4.1A - The minimum lot sizes do not apply to the proposal as it is characterised as multi dwelling housing development
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is below and complies with the height limit of 11.5m applying to the site.
- Clause 4.4 - The floor space ratio of the proposal has been assessed as 0.65:1 which complies with the maximum floor space ratio of 0.65:1 applying to the site.
- Clause 5.10 - The site does not contain or adjoin any known heritage items or sites of significance.
- Clause 7.13 - Satisfactory arrangements are in place for provision of essential services including water supply, electricity supply, sewer infrastructure, stormwater drainage and suitable road access to service the development.

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

No draft instruments apply.

**(iii) Any Development Control Plan in force**

**Port Macquarie-Hastings Development Control Plan 2013**

<b>DCP 2013: Part B - General Provisions - B2: Environmental Management</b>			
<b>DCP Objective</b>	<b>Development Provisions</b>	<b>Proposed</b>	<b>Complies</b>
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Six units are proposed and consistent with the waste services policy adequate street frontage is available for the proposed kerbside collection arrangement.	Yes
<b>Cut and Fill Regrading</b>			
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	A maximum cut of approximately 1.3m is proposed in the north-eastern corner of the site.	No*

	building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).		
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	Conditions can be applied requiring engineering certification for retaining walls greater than 1m in height.	Yes
	b) Where a combination of a fence and a wall is proposed to be greater than 1.2m high: <ul style="list-style-type: none"> <li>– be a maximum combined height of 1.8m above existing property boundary level;</li> <li>– be constructed up to the front boundary for a maximum length of 6.0m or 30% of the street frontage, whichever is less;</li> <li>– the fence component has openings which make it not less than 25% transparent; and</li> <li>– provide a 3m x 3m splay for corner sites, and</li> <li>– provide a 900mm x 900mm splay for vehicle driveway entrances.</li> </ul>	No front fence and retaining wall combinations are proposed.	N/A
<b>Tree Management - Land to which State Environmental Planning Policy SEPP (Vegetation in Non-Rural Areas) 2017 Applies</b>			
10	a) Prescribed vegetation for the purposes of Chapter 2, Vegetation in Non- Rural Areas of the SEPP (Biodiversity and Conservation) 2021 is any tree identified in <i>Table 1</i> and any tree on land that is: <ul style="list-style-type: none"> <li>- 3m or higher in height, or</li> <li>- has a trunk diameter of 100mm at 1m above ground level; or</li> <li>- a hollow bearing tree, or</li> <li>- a mangrove, or cycad, or</li> <li>- is a Norfolk Island Pine (<i>Araucaria heterophylla</i>), or</li> </ul>	The removal of existing planted ornamental trees is proposed. No native vegetation exists on the site.	Yes

	<ul style="list-style-type: none"> <li>- a threatened species or</li> <li>- a threatened ecological community as listed under the <i>Biodiversity Conservation Act 2016</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> </ul>		
	<p>b) The above criteria does not apply to a tree where the nearside trunk is 5m from the nearest external wall of an existing, permanent dwelling or manufactured home and is located within the same property. Such trees may be removed without a permit or development consent. This provision does not apply to areas mapped as Core Koala Habitat under the LEP, or areas identified as containing a threatened ecological community. A permit will be required in these instances.</p>	N/A	N/A
<b>Tree Management – Private Land</b>			
11	<p>a) Pruning must be undertaken in accordance with Australian Standard AS 4373 - Pruning of Amenity Trees.</p>	No pruning proposed or required.	N/A
	<p>b) An application for the removal of a tree listed in Table 1 must be accompanied by an</p> <p>Arborist's report stating that the tree:</p> <ul style="list-style-type: none"> <li>– is dangerous; or</li> <li>– is dying and remedial pruning would not improve the deteriorated condition of the tree; or</li> <li>– has a history of branch fall (documented or photographic evidence to be provided); or</li> <li>– is structurally unsound or;</li> <li>– diseased.</li> </ul>	No trees listed in table 1 exist on the site.	N/A

	<ul style="list-style-type: none"> <li>– Advice on the requirement of an arborist report associated with a tree removal permit can be obtained from Council's Tree Assessment staff.</li> <li>– The requirement for an arborist report for tree removal associated with a development application will be determined on merit by Council's Development Assessment.</li> </ul>		
	c) Where a tree listed in Table 1 is approved for removal it must be compensated with 2 x koala habitat trees. Significant large-scale development will require an advanced size koala food tree or habitat tree (primary Koala browse species) that meets AS2303:2015 Tree Stock for Landscape Use. The compensation tree is to be planted in a suitable location as determined by the Director of Development and Environment or their delegate.	Not proposed.	N/A
	<p>d) Removal of dead branches including palm fronts and the selective removal of branches up to and including a diameter of 50mm may be undertaken without a permit or development consent where the removal:</p> <ul style="list-style-type: none"> <li>– Does not alter the canopy of the tree, and</li> <li>– Does not destroy the aesthetic appearance of the tree canopy; and</li> <li>– Does not alter the growth structure of the tree, and</li> <li>– Is carried out in accordance with Australian Standard AS 4373 - Pruning of Amenity Trees.</li> </ul>	Not proposed or required.	N/A
	e) The pruning of large garden shrubs in excess of 3 metres in height for the purpose of	N/A	N/A



	ornamental shaping is permitted without a permit or development consent.		
	f) Where a development is proposed adjoining Council controlled land, the plans must identify all trees that fall within 6.0m of the property boundary and any trees proposed to be removed, identified on that plan.	No trees exist on adjoining road reserve.	N/A
	g) Any pruning or removal of any tree on private land must be undertaken in accordance with Council's tree management specifications.	Removal of the planted ornamental trees can be removed in accordance with tree management specifications.	Yes
	h) A tree removal permit can be sought for tree removal associated with a Complying Development Certificate (CDC), subject to the tree removal meeting the following criteria: <ul style="list-style-type: none"> <li>– Must be associated with CDC and removal must not occur until CDC issued.</li> <li>– Application must identify and locate all trees within proximity to the development.</li> <li>– No more than 3 trees over 6m in height to be removed. Trees taken to be impacted on by the development are to be determined in accordance with AS 4970 - Protection of trees on development sites (i.e 12 x DBH tree protection zone required for those trees to be retained).</li> <li>– Must not involve removal of hollow bearing trees.</li> <li>– The removal of any koala browse tree species are to be replaced at a ratio of 2:1 on site or at a secure off site location agreed to by Council. Any on site replanting is to have regard for services and buildings</li> </ul>	N/A	N/A



	and is to be agreed to by Council.		
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**DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking**

DCP Objective	Development Provisions	Proposed	Complies
<b>Road Hierarchy</b>			
23	a) New direct accesses from a development to arterial and distributor roads is not permitted. Routes should differ in alignment and design standard according to the volume and type of traffic they are intended to carry, the desirable traffic speed, and other factors.	No new roads proposed.	N/A
	b) Existing direct accesses from a development to arterial and distributor roads are rationalised or removed where practical.	Home Street and Oxley Crescent are not arterial or distributor roads.	N/A
	c) Vehicle driveway crossings are minimal in number and width (while being adequate for the nature of the development), and positioned: <ul style="list-style-type: none"> <li>– to avoid driveways near intersections and road bends, and</li> <li>– to minimise streetscapes dominated by driveways and garage doors, and</li> <li>– to maximise on-street parking.</li> </ul>	The proposal incorporates removal of the existing crossover near the intersection on Home Street and construction of 2 new combined crossovers on Oxley Crescent.	Yes
<b>Parking Provision</b>			
24	a) Off-street Parking is provided in accordance with Table 3.  1 parking space per each 1 or 2 bedroom unit	The proposal incorporates 2 x 2-bedroom units and 2 x 3-	No*

	<p>1.5 spaces per each 3 or 4 bedroom unit</p> <p>+ 1 visitor's space per 4 units.</p>	<p>bedroom units. Total of 6 units.</p> <p>Parking required equates to <math>2 + 3 = 5</math> resident spaces + 1 visitor space.</p> <p>Parking proposed incorporates a single garage to each unit with a stacked space in front of each garage. Only stacked visitor spaces are to be include in the assessment of parking provision. Therefore, a total of 4 resident spaces and 3 visitor spaces are proposed. Technically the proposal is 1 resident space short having regard to the parking provisions in table 3.</p>	
	b) Where a proposed development does not fall within any of the listed definitions, the provision of on-site parking shall be supported by a parking demand study.	N/A	N/A
	c) Where a proposed development falls within more than one category Council will require the total parking provision for each category.	N/A	N/A
25	a) A development proposal to alter, enlarge, convert or redevelop an existing building, whether or not demolition is involved, shall provide the total number of parking spaces calculated from the schedule for the proposed use, subject to a credit for any existing deficiency, including any contributions previously	N/A	N/A

	accepted in lieu of parking provision.		
26	<p>a) On street parking, for the purposes of car parking calculations will not be included unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>– there is adequate on street space to accommodate peak and acute parking demands of the area;</li> <li>– parking can be provided without compromising road safety or garbage collection accessibility;</li> <li>– parking can be provided without jeopardising road function; and</li> <li>– that streetscape improvement works, such as landscaped bays and street trees are provided to contribute to the streetscape.</li> </ul>	While the proposal is not reliant upon on street parking it is noted that removal of the existing crossover on Home Street will provide additional onstreet parking opportunity.	N/A
	b) On street parking is provided in accordance with AS2890.5.	N/A	N/A
27	<p>a) On street parking will not be permitted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>– parking does not detract from the streetscape; and</li> <li>– that streetscape improvement works, such as landscaped bays and street trees are provided.</li> </ul>	N/A	N/A
<b>Parking Layout</b>			
28	a) Visitor and customer parking shall be located so that it is easily accessible from the street.	Visitor parking in front of each garage is easily accessible from the street.	Yes
	b) Internal signage (including pavement markings) should assist customers and visitors to find parking and circulate efficiently and safely through a car park.	The parking spaces are clearly visible and internal signage not required in this instance.	Yes

	<p>c) Parking spaces shall generally be behind the building line but may be located between the building line and the street when:</p> <ul style="list-style-type: none"> <li>- it is stacked parking in the driveway; or</li> <li>- it can be demonstrated that improvements to the open space provided will result; and</li> <li>- the spaces are screened (densely landscaped or similar) from the street by a landscaping with a minimum width of 3.0m for the entire length of the parking area.</li> </ul>	<p>The parking spaces in front of the building line are stacked spaces in the driveways.</p>	<p>Yes</p>
	<p>d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking and AS 2890.6 - Off-street parking for individuals with a disability and AS/NZS 2890.2 - Parking facilities - Off-street commercial vehicle facilities.</p>	<p>Capable of compliance.</p>	<p>Yes</p>
	<p>e) Stack or tandem parking spaces will not be included in assessment of parking provision except where:</p> <ul style="list-style-type: none"> <li>- the spaces are surplus to that required;</li> <li>- in motor showrooms;</li> <li>- for home business;</li> <li>- for exhibition homes;</li> <li>- in car repair stations;</li> <li>- staff parking spaces are separately identified and delineated;</li> <li>- it is visitor parking associated with a dual occupancy multi dwelling and/or terrace housing, directly in front of the garage with a minimum depth of 5.5m.</li> </ul>	<p>Three (3) of the proposed stacked spaces in the driveway are visitor spaces. One (1) of the proposed stacked spaces in front of the driveway is a resident parking space which is inconsistent with this provision.</p> <p>All stacked spaces are a minimum of 5.5m in depth.</p>	<p>No*</p>
29	<p>a) Parking is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking, AS/NZS 2890.2 - Parking facilities - Off-</p>	<p>Capable of compliance.</p>	<p>Yes</p>

	street commercial vehicle facilities, AS 1428 - Design for access and mobility and AS 2890.6 - Off-street parking for individuals with a disability.		
30	a) Bicycle and motorcycle parking shall be considered for all developments.	Areas exist within ground floor to facilitate bicycle and motorcycle parking.	Yes
	b) Bicycle parking areas shall be designed generally in accordance with the principles of AS2890.3 - Parking facilities - Bicycle parking facilities.	Areas exist within ground floor to facilitate bicycle and motorcycle parking.	Yes
	c) Motorcycle parking areas shall be 1.2m (wide) x 2.5m (long).	Areas exist within ground floor to facilitate bicycle and motorcycle parking.	Yes
<b>Landscaping of Parking Areas</b>			
33	a) Landscaping areas shall be provided in the form of large tree planting, understorey plantings, mulch areas, mounding, lawns and the like	Parking areas are confined to the garage and driveways. Adequate landscaping is proposed in and around these areas.	Yes
	b) Landscaping areas shall be used throughout the car park and on the perimeters of the property where it addresses the public domain.	Parking areas are confined to the garage and driveways. Adequate landscaping is proposed in and around these areas.	Yes
	c) Garden beds shall be a minimum of 3m in width between car parking areas and street boundaries.	N/A	N/A
34	a) All plantings on public lands are to be selected from Council's Indigenous Street and Open Space Planting List from the relevant vegetation community adjacent to the Development.	Plantings proposed within the road reserve can be consistent with the plantings list. Details to be provided as part of the s138 road act application.	Yes
	b) Trees are to be grown and installed in accordance with AS 2303:2015 <i>Tree Stock for Landscape Use</i> and Council's	Per above.	Yes

	AUS-SPEC design specifications.		
	<b>Surface Finishes</b>		
35	<p>a) All parking and manoeuvring areas shall be constructed with a coarse base of sufficient depth to suit the amount of traffic generated by the development, as determined by Council. It shall be sealed with either bitumen, asphaltic concrete, concrete or interlocking pavers.</p> <p>Preliminary details of construction materials for access and car parking areas shall be submitted with the development application. Detailed plans shall be prepared for the construction certificate by a practising qualified Civil Engineer.</p>	Parking and driveway areas are proposed to be concrete.	Yes
	<p>b) In special cases (e.g. where traffic volumes are very low) Council may consider the use of consolidated unsealed gravel pavement for car parks. However, this should not be assumed and will need to be justified by the applicant at the Development Application stage.</p>	N/A	N/A
	<b>Drainage</b>		
36	<p>a) All parking and manoeuvring spaces must be designed to avoid concentrations of water runoff on the surface.</p>	Stormwater is capable of being managed. Details to be provided as part of s69 plumbing drainage application.	Yes
	<p>b) Council will not permit the discharge of stormwater directly into kerbing and guttering or table drains for any</p>	Noted.	Yes

	development other than that of a minor nature.		
<b>DCP 2013: Part B - General Provisions - B5: Social Impact Assessment and Crime Prevention</b>			
<b>DCP Objective</b>	<b>Development Provisions</b>	<b>Proposed</b>	<b>Complies</b>
<b>Social Impact Assessment</b>			
42	a) A social impact assessment shall be submitted in accordance with the Council's Social Impact Assessment Policy.	The proposal does not trigger the requirement for a social impact assessment.	Yes
<b>Crime Prevention</b>			
43	a) The development addresses the generic principles of crime prevention: <ul style="list-style-type: none"> <li>– Casual surveillance and sightlines;</li> <li>– Land use mix and activity generators;</li> <li>– Definition of use and ownership;</li> <li>– Basic exterior building design;</li> <li>– Lighting;</li> <li>– Way-finding; and</li> <li>– Predictable routes and entrapment locations;</li> <li>– as described in the Crime Prevention Through Environmental Design (CPTED) principles.</li> </ul>	<p>No concealment or entrapment areas proposed. Adequate casual surveillance to the public domain is available from the first and second floors of the development.</p> <p>The private and public domain is clearly defined with fencing at ground level.</p>	Yes

<b>DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development</b>			
<b>DCP Objective</b>	<b>Development Provisions</b>	<b>Proposed</b>	<b>Complies</b>
<b>Front Setbacks</b>			
44	a) Dwellings may incorporate an articulation	The first-floor terraced landscaping and	Yes

	<p>zone to a street frontage at no less than 3m from property boundary. The following building elements are permitted within the articulation zone:</p> <ul style="list-style-type: none"> <li>– an entry feature or portico;</li> <li>– a balcony, deck, patio, pergola, terrace or verandah;</li> <li>– a window box treatment;</li> <li>– a bay window or similar feature;</li> <li>– an awning or other feature over a window;</li> <li>– a sun shading feature.</li> </ul> <p>b) These building elements should not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.</p>	<p>blockwork screening is located within the articulation zone to Home Street and is setback approximately 3.5m and 4.2m respectively.</p>	
	<p>c) The primary road front setback shall be:</p> <p>Primary frontage = 4.5m</p> <p>Secondary frontage = 3.0m</p>	<p>4.5m setback to building wall from Home Street frontage. Home Street is considered the primary frontage as it has the higher volume of traffic.</p> <p>3m setback to building wall from Oxley Crescent being the secondary frontage.</p>	<p>Yes</p> <p>Yes</p>
45	<p>a) A garage, carport or car parking space should:</p> <ul style="list-style-type: none"> <li>– 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</li> <li>—be at least 5.5m from a front boundary, where the dwelling(s) has a</li> </ul>	<p>The garage to each dwelling is at least 1m behind the building line.</p> <p>The parking spaces in front of the garage extend slightly forward of the building line however are greater than 5.5m in</p>	<p>Yes</p> <p>No*</p>



	setback of less than 4.5m.	depth from the front boundary.	
	b) The total width of the garage/carport openings should not be more than 6m and not more than 50 per cent of the width of the building.	The garage doors are no greater than 6m in width and not more than 50% of the width of the buildings.	Yes
	c) Driveway crossovers are no greater than 5.0m in width.	The proposed combined crossovers are 5.5m in width. There appears to be no reason why the crossovers cannot be reduced to a maximum of 5m in width. If approval was granted a condition has been recommended requiring the driveway crossovers to be reduced to a maximum of 5m in width at the boundary.	Yes subject to conditioning.
	d) Where a dual occupancy or attached dwelling is proposed on a corner lot a garage and driveway is provided on each road frontage.	No dual occupancy proposed.	N/A
<b>Side and Rear Setbacks</b>			
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 lot with no rear setback requirement.	N/A
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	N/A	N/A
	c) Council may consider varying rear setback requirements where it is demonstrated that the private open space could	N/A	N/A

[illegible]

48.	<p>a) All dwellings should have a minimum area of private open space of 35m<sup>2</sup>, which includes a principal private open space area with:</p> <ul style="list-style-type: none"> <li>– a minimum dimension of 4m x 4m, and</li> <li>– a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and</li> <li>– direct accessibility from a ground floor living area and orientated to maximise use.</li> </ul>	Each unit is provided with a minimum of 35m <sup>2</sup> private open space which incorporate a directly accessible 4m x 4m area from living areas.	Yes
	b) Private open space may include clothes drying areas and garbage storage.	Noted.	Yes
<b>Public Domain and Fencing</b>			
49	<p>a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans.</p>	Front fencing is illustrated on the plans.	Yes
	<p>b) Solid Front fences up to 1.2m high should be:</p> <ul style="list-style-type: none"> <li>– Setback 1.0m from the front boundary, and</li> <li>– Suitably landscaped to reduce visual impact, and</li> <li>– Provide a 3m x 3m splay for corner sites.</li> </ul>	N/A	N/A
	<p>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:</p> <ul style="list-style-type: none"> <li>– Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the</li> </ul>	<p>Solid masonry front fencing variable in height from 1.6 to 2.41m in height is proposed.</p> <p>No landscapes recesses are proposed rather landscaping in front of the fencing within the road reserve.</p>	Yes subject to conditions.

	<p>total length of the fence, or</p> <ul style="list-style-type: none"> <li>– be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage,</li> </ul>	<p>Having regard to the solid nature, height and length of fencing proposed along the Home Street frontage it is considered that the fence on this frontage should incorporate landscape recesses. If approval was granted condition is recommend ensuring openings are incorporated.</p>	
	<p>c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);</p>	<p>No openings are illustrated on the plans. If approval was granted condition is recommend ensuring openings are incorporated.</p>	<p>Yes subject to conditions.</p>
	<p>d) provide a 3m x 3m splay for corner sites, and</p>	<p>Curved 3m splay is provided on the corner.</p>	<p>Yes</p>
	<p>e) provide a 900mm x 900mm splay for vehicle driveway entrances.</p>	<p>No fencing against driveways.</p>	<p>N/A</p>
<b>Bulk and Scale</b>			
<p>51</p>	<p>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:</p> <ul style="list-style-type: none"> <li>– Ground and first floor (and above) indoor living room windows are within a 9m radius.</li> <li>– Direct views between principal private open space areas where within a 12m radius.</li> <li>– Direct views between indoor living rooms of dwellings into the</li> </ul>	<p>1.8m boundary and front fencing screens views from ground floor living and open space areas.</p> <p>There are no other views identified within 9m or 12m to adjoining dwellings from primary living areas.</p> <p>It is noted that an east view from first floor terrace/lawn areas of units 11C and 11B is screened with 2m high shrub plantings indicated on the landscape plan.</p>	<p>Yes</p>

	principal area of private open space of other dwellings within a 12m radius.	The terraces on the second floor incorporate solid side walls and arches to protect privacy between units and the existing adjoining dwelling to the north.	
	<p>b) A balcony, deck, patio, pergola, terrace or verandah should have a privacy screen where there are direct views of:</p> <ul style="list-style-type: none"> <li>Indoor living room windows of adjacent dwellings, including proposed dwellings approved on adjoining lots within 9m radius; or</li> <li>Principal areas of private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots within a 12m radius.</li> </ul>	<p>It is noted that an east view from first floor terrace/lawn areas of units 11C and 11B is screened with 2m high shrub plantings indicated on the landscape plan.</p> <p>The terraces on the second floor incorporate solid side walls and arches to protect privacy between units and the existing adjoining dwelling to the north.</p>	Yes
	<p>c) Privacy protection is not required for:</p> <ul style="list-style-type: none"> <li>Any Indoor living room windows with a sill height of greater than 1.5m above the finished floor level of that room or where fixed non-openable translucent glass is installed to the same height.</li> </ul>	Noted.	N/A
	<p>d) Direct views described above may be reduced or obscured by one of the following measures (details to be submitted with the development application):</p> <ul style="list-style-type: none"> <li>1.8m high fence or wall between ground-floor level windows or between a dwelling and principal private open space</li> <li>Screening of minimum 1.7m height, that has</li> </ul>	Refer to comments above. Suitable screening and fencing is proposed.	Yes

	<p>25% openings (max), with no individual opening more than 30mm wide, is permanently fixed and is made of durable materials.</p> <ul style="list-style-type: none"> <li>– A window, the whole of which has translucent glass and is not able to be opened.</li> </ul>		
<b>Ancillary Development</b>			
56	<p>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:</p> <ul style="list-style-type: none"> <li>– 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).</li> <li>– The building should be single storey construction with a maximum roof pitch of 24 degrees.</li> <li>– The maximum area of the building should be 60m<sup>2</sup> for lots less than 900m<sup>2</sup> and maximum of 100m<sup>2</sup> for larger lots.</li> <li>– 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.</li> </ul>	No outbuildings proposed. Swimming pools are proposed and allowed in front setback.	Yes

\*The proposal seeks a variation to provision 4 which prescribes that development shall not exceed cut of 1m outside the perimeter of the external walls of the building. The proposal incorporates cut to 1.3m along the boundary in the north-eastern corner of the site outside the perimeter of the building walls.

The objectives of provision 4 are as follows:

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

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

- Owing to the site topography, the cut is proposed to provide for a balanced levels across the development site.
- The proposed cut would be retained with engineered retaining wall.
- The proposed area of cut is considered minimal and does not represent excessive cut or site disturbance.
- Stormwater drainage is capable of being managed in the retaining wall design.

\*The proposal seeks a variation to provision 24 which requires off-street parking be provided in accordance with the parking demand rates identified in table 3 of the plan. Specifically, the plan requires 5 resident spaces and 1 visitor space. The proposal incorporates 4 resident spaces and 3 visitor spaces.

The objectives of provision 24 is as follows:

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

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

- Each dwelling will be provided in essence with 2 parking spaces. These spaces can be utilised by either residents or visitors of each unit which is commensurate with the anticipated volume and turnover of traffic likely to be generated by the development.
- The proposed parking arrangement will have no adverse impact on traffic and road function.

\*The proposal seeks a variation to provision 28 which prescribes that stack or tandem spaces will not be included in assessment of parking provision except where it is surplus to that required or it is visitor parking associated with multi dwelling housing, directly in front of the garage with a minimum depth of 5.5m.

The objectives of provision 28 is as follows:

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

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

- Each dwelling will be provided with 2 parking spaces.
- The parking arrangement will provide for safe use by vehicles and not result in any pedestrian conflict.

\*The proposal seeks a variation to provision 45 which prescribes that parking spaces should be at least 1m behind the building line. The proposal incorporates stacked parking spaces that extend slightly forward of the building line. The provision



prescribes that driveway crossovers are no greater than 5m in width. The proposal incorporates 2 driveway crossovers of 5.5m in width.

The objectives of provision 45 is as follows:

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

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

- The parking spaces slightly forward of the main building line are open and predominantly located underneath the first-floor landscaped terrace. There will be no adverse impact upon the streetscape and amenity.
- The parking spaces are open, predominately located underneath a landscaped terrace and do not incorporate any garage doors or the like that would ordinarily create visual dominance in the streetscape.
- The parking arrangement will provide for safe and functional vehicle access.

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 site is located on the corner of Home Street and Oxley Crescent.

Adjoining the site immediately to the north is residential development typically comprising two storey dwellings.

Adjoining the site immediately to the east is a single storey residential development.

Adjoining the site to the south is Home Street with residential development typically comprising two storey dwellings beyond.

Adjoining the site to the west is Home Street with residential development typically comprising single storey and two storey dwellings or units.

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

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

The proposal does not have significant adverse lighting impacts.

There are no significant adverse privacy impacts. Adequate building separation is proposed/existing.

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 between the hours of 9am and 3pm.

### **Roads**

The site has road frontages to Oxley Crescent and Home Street, Port Macquarie. These are sealed public roads under the care and control of Council. Both streets are classified as Local roads. All 4 garages for the development will have direct access onto Oxley Crescent, via 2 shared driveways (11A & 11B and 11C & 11D). Oxley Crescent has a 7m wide carriageway, within a 15m wide road reserve. There is SA profile (up-right) kerb and gutter present in the street, with on-street parking available. There is also an existing give way sign and a painted yield line for vehicles approaching the Home Street intersection.

Immediately adjacent to the site, Home Street has a 17m wide carriageway, within a 27m wide road reserve. There are painted, on-street bicycle lanes within the carriageway on both sides of the street. There is also SA profile kerb and gutter and on-street parking available.

### **Traffic and Transport**

The site is currently approved for residential use permitted to generate 7 daily trips. This development proposes to generate 28 daily trips. The addition in traffic associated with the development is unlikely to have any adverse impacts to the existing road network within the immediate locality.

### **Site Frontage and Access**

Vehicle access to the site is proposed through 2 shared driveways with direct frontage onto Oxley Crescent. Access shall comply with Council AUSPEC and Australian Standards, and conditions have been recommended to reflect these requirements.

### **Parking and Manoeuvring**

A total of 4 parking spaces have been provided on-site within garages, with an additional 4 parking spaces available within each driveway. Two shared driveways have been proposed, with the widths limited to ensure on-street parking opportunities are maximised. The plans demonstrate that the property frontage can accommodate approximately seven on-street parking spaces. Parking and driveway widths on site are capable of complying with relevant Australian Standards (AS 2890) and conditions have been recommended to reflect these requirements

### **Water Supply Connection**

Water Supply is available to the site. A Section 306 Notice of Requirements will be required from the water authority prior to the issue of a Construction Certificate, and a Section 307 Certificate will be required at the completion of work and prior to the issue of an Occupation Certificate and Strata Certificate.

Appropriate conditions are recommended in this regard.

### **Sewer Connection**

Sewer is available to the site. A Section 306 Notice of Requirements will be required from the water authority prior to the issue of a Construction Certificate, and a Section 307 Certificate will be required at the completion of work and prior to the issue of an Occupation Certificate and Strata Certificate.

Appropriate conditions are recommended in this regard.

### **Stormwater**

The site naturally grades towards the street frontage of Oxley Crescent/ Home Street and is currently serviced via an existing kerb outlet to Home Street.

The legal point of discharge for the proposed development is defined as a direct connection to Council's stormwater pit within Oxley Crescent, near the corner of Home Street.

Stormwater from the proposed development is planned to be disposed via Council's stormwater pit within Oxley Crescent, which is consistent with the above requirements. A detailed site stormwater management plan will be required to be submitted for assessment with the S.68 application and prior to the issue of a Construction Certificate. In accordance with Council's AUSPEC requirements, the following must be incorporated into the stormwater drainage plan:

- On site stormwater detention facilities

Appropriate conditions are recommended in this regard.

### **Other Utilities**

Telecommunication and electricity services are available to the site.

### **Heritage**

No known items of Aboriginal or European heritage significance exist on the property.

No adverse impacts anticipated.

### **Other land resources**

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

### **Water cycle**

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

### **Soils**

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

### **Air and microclimate**

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

Standard precautionary site management condition recommended.

### **Flora and fauna**

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

### **Waste**

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

### **Energy**

The proposal includes measures to address energy efficiency and will be required to comply with the requirements of BASIX. No adverse impacts anticipated.

### **Noise and vibration**

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

Standard precautionary site management condition recommended.

### **Bushfire**

The site is not identified as being bushfire prone.

### **Safety, security and crime prevention**

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

### **Social impacts in the locality**

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

### **Economic impact in the locality**

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

### **Site design and internal design**

The proposed development design satisfactorily responds to the site attributes.

### **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**

Six (6) written submissions were received following public exhibition of the original application. Two (2) further submissions (from previous submitters) were received following re-exhibition of the amended application. No new issues from those already raised were identified. Copies of the written submissions have been provided separately to members of the DAP.

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

Submission Issue/Summary	Planning Comment/Response
Impacts upon on-street parking and additional traffic in Oxley Crescent. It is a narrow street.	Sufficient off-street parking is proposed for resident and visitor spaces consistent with the parking requirements of the Development Control Plan. Council's Development Engineer has reviewed the proposal and is satisfied that the traffic generation from the proposed development is within the capacity of the existing road network.
3 storeys is out of character for the immediate area which is characterised by single and two storey dwellings and units.	The proposal complies with the 11.5m (i.e. 3 storey) maximum building height standard which has been envisaged for the site and locality.
No apparent reasoning for variation to floor space ratio standard, which would set a precedent for future developments in the area.	The amended application complies with the floor space ratio development standard and a variation no longer proposed.
Privacy impacts.	There are no east facing windows to the kitchens on the first floor of the middle units. All other living areas are either located on the ground floor or greater 12m from adjoining primary living and open space areas on adjoining properties. No adverse privacy impacts are identified.
View impacts.	There are no identified views impacted from the proposal.
Overshadowing impacts.	Having regard to the north-south orientation of the site and supporting shadow diagrams no adverse overshadowing impacts would result.
Vegetation and tree removal impacts.	No native vegetation exists on the site.  The removal of planted and ornamental trees will have no adverse impact on native flora and fauna.
Construction impacts	The construction phase is short term and standard construction site management and construction hour conditions would apply to any consent granted.
Lack of affordable housing.	The proposal does not incorporate any affordable housing component and there is no planning requirement to provide affordable housing in this type of development.
The architectural design is not attractive and is dated.	The design of the building is consistent with the planning controls. The appearance of architectural design elements and colours is subjective and not a relevant planning consideration.
Lack of green space/landscaped areas.	The proposal incorporates adequate landscaping. This is detailed on the landscaping plan.
It is unclear who the owner is behind the	This is not a relevant planning

Submission Issue/Summary	Planning Comment/Response
proposal as the business has no ABN.	consideration matter.

### (e) The Public Interest

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

### Ecologically Sustainable Development and Precautionary Principle

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

The four principles of ecologically sustainable development are:

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

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

### Climate change

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

## 4. Development Contributions Applicable

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

## 5. Conclusion and Statement of Reason

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

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

The 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.

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## Attachments

- 1 [!\[\]\(a88007b249b36c75dcbde101f514cec3\_img.jpg\) Attachment 1 - Recommended Conditions](#)
- 2 [!\[\]\(800628c068083563f747129d8b339031\_img.jpg\) Attachment 2 - Plans](#)
- 3 [!\[\]\(01f5879e654468630e790d983a473ee0\_img.jpg\) Attachment 3 - Contribution Estimate](#)



DRAFT CONSENT CONDITIONS - DA2024 - 252.1

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

Condition

I.	<b>A001 - Approved plans and supporting documentation</b>				
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					
	<b>Plan number</b>	<b>Revision number</b>	<b>Plan title</b>	<b>Drawn by</b>	<b>Date of plan</b>
	DA01	-	Location Plan	Chris Jenkins Design Architects Pty Ltd	-
	DA02	G	Proposed Site Plan	Chris Jenkins Design Architects Pty Ltd	29 May 2025
	DA03	A	Existing Site Plan Showing Demolition	Chris Jenkins Design Architects Pty Ltd	9 May 2025
	DA04	G	Proposed Ground Floor Plan	Chris Jenkins Design Architects Pty Ltd	29 May 2025
	DA04	G	Proposed First Floor Plan	Chris Jenkins Design Architects Pty Ltd	29 May 2025
	DA06	F	Proposed Second Floor Plan	Chris Jenkins Design Architects Pty Ltd	12 May 2025
	DA08	F	Elevations	Chris Jenkins Design	9 May 2025

			Architects Pty Ltd	
DA09	A	Elevations	Chris Jenkins Design Architects Pty Ltd	9 May 2025
DA10	D	Sections	Chris Jenkins Design Architects Pty Ltd	9 May 2025
DA11	C	Sections	Chris Jenkins Design Architects Pty Ltd	9 May 2025
DA12	D	Sections	Chris Jenkins Design Architects Pty Ltd	9 May 2025
DA13	E	FSR Calculation	Chris Jenkins Design Architects Pty Ltd	12 May 2025
DA24	-	Material Selection	Chris Jenkins Design Architects Pty Ltd	-
GD01	-	Unit 11A + Door Schedule Ground Floor	Chris Jenkins Design Architects Pty Ltd	-
GD02	A	Unit 11A + Door Schedule 1 <sup>st</sup> and 2 <sup>nd</sup> Floor	Chris Jenkins Design Architects Pty Ltd	24 October 2024
GD03	B	Unit 11B + Door Schedule Ground and 1 <sup>st</sup> Floor	Chris Jenkins Design Architects Pty Ltd	9 May 2025
GD04	-	Unit 11B + Door Schedule Second Floor	Chris Jenkins Design Architects Pty Ltd	-
GD05	B	Unit 11C + Door Schedule Ground	Chris Jenkins Design Architects Pty Ltd	9 May 2025

			Floor AND 1 <sup>ST</sup> Floor		
GD06	-		Unit 11C + Door Schedule 2 <sup>nd</sup> Floor	Chris Jenkins Design Architects Pty Ltd	-
GD07	-		Unit 11D + Door Schedule Ground Floor	Chris Jenkins Design Architects Pty Ltd	-
GD08	A		Unit 11D + Door Schedule 1 <sup>st</sup> and 2 <sup>nd</sup> Floor	Chris Jenkins Design Architects Pty Ltd	24 October 2024
8069	-		Draft Strata Plan	Hopkins	10 June 2025
001 - 003	I		Landscape Plans	Formed Gardens Design and Construction	20 May 2025
<p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p><b>Condition Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>					
2.	<p><b>A002 - Certificates</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Construction Certificate;</li> <li>• Occupation Certificate</li> <li>• Strata Certificate</li> </ul> <p><b>Condition Reason:</b> To ensure that appropriate building and subdivision certification is obtained.</p>				
3.	<p><b>A003 - Notification of Home Building Act 1989 requirements</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</li> <li>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— <ol style="list-style-type: none"> <li>a. for work that requires a principal contractor to be appointed— <ol style="list-style-type: none"> <li>i. the name and licence number of the principal contractor, and</li> <li>ii. the name of the insurer of the work under the <i>Home Building Act 1989</i>, Part 6,</li> </ol> </li> <li>b. for work to be carried out by an owner-builder— <ol style="list-style-type: none"> <li>i. the name of the owner-builder, and</li> </ol> </li> </ol> </li> </ol>				

	<p>ii. if the owner-builder is required to hold an owner-builder permit under the <i>Home Building Act 1989</i> ---- the number of the owner-builder permit.</p> <p>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.</p> <p>4. This section does not apply in relation to Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.</p> <p><b>Condition Reason:</b> Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
4.	<p><b>A004 - Shoring and adequacy of adjoining property</b></p> <p>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.</p> <p>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 -</p> <ol style="list-style-type: none"> <li>protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</li> <li>if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</li> </ol> <p>3. This section does not apply if -</p> <ol style="list-style-type: none"> <li>the person having the benefit of the development consent owns the adjoining land, or</li> <li>the owner of the adjoining land gives written consent to the condition not applying.</li> </ol> <p><b>Condition Reason:</b> Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p><b>A005 - Erection of signs</b></p> <p>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>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 -</p> <ol style="list-style-type: none"> <li>showing the name, address and telephone number of the principal certifier for the work, and</li> <li>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</li> <li>stating that unauthorised entry to the work site is prohibited.</li> </ol> <p>3. The sign must be -</p> <ol style="list-style-type: none"> <li>maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>removed when the work has been completed.</li> </ol> <p>4. This section does not apply in relation to -</p> <ol style="list-style-type: none"> <li>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</li> <li>Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.</li> </ol>

	<p><b>Condition Reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
6.	<p><b>A006 - Fulfilment of BASIX commitments</b></p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled -</p> <ol style="list-style-type: none"> <li>1. BASIX development,</li> <li>2. BASIX optional development, if the development application was accompanied by a BASIX certificate.</li> </ol> <p><b>Condition Reason:</b> Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
7.	<p><b>A008 - Public works and utility services alterations</b></p> <p>The developer is responsible for any costs relating to minor alterations and extensions to ensure satisfactory transitions of existing roads, drainage, public utility services, any easements and Council services at no cost of Council for the purposes of the development.</p> <p><b>Condition Reason:</b> To confirm that the developer is responsible for all public utility costs and alterations.</p>
8.	<p><b>A009 - Construction site management</b></p> <p>The development site is to be managed for the entirety of work in the following manner:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. Appropriate dust control measures;</li> <li>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;</li> <li>4. Building waste is to be managed via appropriate receptacles into separate waste streams;</li> <li>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.</li> <li>6. Building work being limited to the following hours, unless otherwise permitted by Council; <ul style="list-style-type: none"> <li>• Monday to Saturday from 7.00am to 6.00pm</li> <li>• No work to be carried out on Sunday or public holidays</li> </ul> <p>The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.</p> </li> <li>7. All works within proximity of electrical infrastructure shall be carried out in accordance with the requirements of the relevant electricity authority.</li> </ol> <p><b>Condition Reason:</b> 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.</p>
9.	<p><b>A010 - AUSPEC Specifications</b></p>

	<p>The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.</p> <p><b>Condition Reason:</b> To ensure public infrastructure works meet appropriate industry standards.</p>
10.	<p><b>A014 - Public foot paving</b></p> <p>The provision, at no cost to Council, of concrete foot paving for the full street frontages of the development. For Oxley Crescent and Home Street a 1.2 metre wide footpath (unless varied in writing by Council) is required with design details in accordance with AUSPEC and Council Standard drawing 100 series. The design plans must be approved by Council pursuant to Section 138 of the Roads Act.</p> <p><b>Condition Reason:</b> To ensure that the development positively contributes to the public domain and accommodates pedestrians.</p>
11.	<p><b>A015 - Bonds</b></p> <p>The applicant shall provide security to the Council for the payment of the cost of the following:</p> <ol style="list-style-type: none"> <li>1. Making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,</li> <li>2. Completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,</li> <li>3. Remedying any defects in any such public work that arise within twelve (12) months after the work is completed.</li> </ol> <p>Such security is to be provided to Council prior to the issue of the Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.</p> <p>The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:</p> <ol style="list-style-type: none"> <li>i. deposit with the Council, or</li> <li>ii. an unconditional bank guarantee in favour of the Council.</li> </ol> <p>The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.</p> <p><b>Condition Reason:</b> To specify the monetary bond required to be paid to protect public infrastructure from damage or defects.</p>
12.	<p><b>Kerb restoration</b></p> <p>The restoration of any vehicle access rendered redundant by the development, to standard kerb and footpath formation at no cost to Council, in accordance with Council's current</p>

	AUSPEC Specifications and Standards. All works must be approved by Council pursuant to Section 138 of the Roads Act.
	Condition reason: To protect public health and safety.

## DEMOLITION WORK

### BEFORE DEMOLITION WORK COMMENCES

Condition	
1.	<b>J001 - Construction hoarding fence</b>  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.  <b>Condition Reason:</b> To protect public safety and the integrity of public infrastructure.

### DURING DEMOLITION WORK

Condition	
1.	<b>Demolition site and asbestos management</b>  The demolition of any existing structure shall be carried out in accordance with Australian Standard AS 2601: <i>The Demolition of Structures</i> . 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 – <i>Code of Practice for Safe Removal of Asbestos</i> and <i>Code of Practice for the Management and Control of Asbestos in Workplaces</i> .  <b>Condition reason:</b> To protect public health and safety.

## BUILDING WORK

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
1.	<b>B002 - Plumbing permit</b>



	<p>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:</p> <ul style="list-style-type: none"> <li>• Position and depth of the sewer (including junction)</li> <li>• Stormwater drainage termination point</li> <li>• Easements</li> <li>• Water main</li> <li>• Proposed water meter location</li> </ul> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
2.	<p><b>B005 - Works in road reserve permit</b></p> <p>An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate. Such works include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Civil works</li> <li>• Traffic management</li> <li>• Work zone areas</li> <li>• Hoardings</li> <li>• Concrete foot paving for both frontages</li> <li>• Footway and gutter crossing</li> <li>• Functional vehicular access (crossovers to be a maximum of 5m in width)</li> </ul> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
3.	<p><b>B008 - Section 7.11 Contributions</b></p> <p>Payment to Council, prior to the issue of a Construction Certificate or Strata Certificate (whichever occurs first) of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with either the provisions of the following plans (as amended) or a Planning Agreement:</p> <ul style="list-style-type: none"> <li>• Port Macquarie-Hastings Administration Building Contributions Plan 2007</li> <li>• Hastings S94 Administration Levy Contributions Plan 2003</li> <li>• Port Macquarie-Hastings Open Space Contributions Plan 2018</li> <li>• Hastings S94 Major Roads Contributions Plan 2004</li> <li>• Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005</li> </ul> <p>The plans may be viewed on Council's website.</p>

	<p>The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the relevant plans. Payments can only be made using a current "Notice of Payment" form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks.</p>
4.	<p><b>B019 - Retaining walls</b></p> <p>Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:</p> <ol style="list-style-type: none"> <li>1. Earthworks that are more than 600mm above or below ground level (existing); and located within 1m of the property boundaries; or</li> <li>2. Earthworks that are more than 1m above or below ground level (existing) in any other location</li> </ol> <p>are to be submitted to the Principal Certifier with the application for Construction Certificate.</p> <p><b>Condition Reason:</b> To ensure retaining walls have structural integrity.</p>
5.	<p><b>B028 - Driveway long section</b></p> <p>A driveway longitudinal section shall accompany the section 138 application pursuant to section 138 of the <i>Roads Act, 1993</i>. The section shall demonstrate compliance with Council's adopted AUSPEC Design and Construction Guidelines.</p> <p><b>Condition reason:</b> To ensure that safe and practical accessibility/functionality is provided.</p>
6.	<p><b>B030 - Stormwater drainage design</b></p> <p>A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications, Australian Rainfall and Runoff 2019, the requirements of Relevant Australian Standards and shall make provision for the following:</p> <ol style="list-style-type: none"> <li>a) The legal point of discharge for the proposed development is defined as Council's piped drainage system.</li> <li>b) The design is to be generally in accordance with the stormwater drainage concept plan on Drawing No DA-SW200 and DA-SW300 prepared by JCO Consultants Pty Ltd and dated 26/02/2024.</li> <li>c) All allotments must be provided with a direct point of connection to the public piped drainage system. Kerb outlets are not permitted.</li> <li>d) The design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to pre development flow rates for all storm events up to and including the 1% AEP event. Summary calculations demonstrating compliance with the above requirements for the median storm in the critical duration for the design AEP shall be submitted (20%, 5% &amp; 1% AEP at minimum) Alternative is to submit an electronic model in DRAINS format for electronic review. Note that pre development discharge</li> </ol>

	<p>shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.</p> <p>e) Where works are staged, a plan is to be provided which demonstrates which treatment measure/s is/are to be constructed with which civil works stage. Separate plans are required for any temporary treatment (where applicable e.g. for building phase when a staged construction methodology is adopted) and ultimate design.</p> <p>f) The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.</p> <p>g) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.</p> <p>The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.</p> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
7.	<p><b>B051 - Utilities and services including Water and Sewer</b></p> <p>Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• A response from Essential Energy as the electricity as to whether plans accompanying the application for Construction Certificate would affect any electricity infrastructure and whether any further requirements need to be met.</li> </ul> <p><b>Condition Reason:</b> To ensure relevant utility and service provider's requirements are provided to the certifier and Water Management Act requirements are met.</p>
8.	<p><b>Design amendments</b></p> <p>Before the issue of a Construction Certificate, the certifier must ensure the construction certificate plans and specifications details the following required amendments to the approved plans and documents:</p> <ol style="list-style-type: none"> <li>1. The driveway crossovers shall be a maximum of 5m in width.</li> <li>2. The front fencing along Home Street shall incorporate landscaped recesses that have minimum dimensions of 1.8m long and 900mm deep which occupy no less than 50% of the length of the fence along that frontage.</li> <li>3. The front fencing along both street frontages (with the exception of swimming pool fencing) shall incorporate openings which make it not less than 25% transparent (no individual opening more than 30mm wide)</li> </ol> <p><b>Condition reason:</b> To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</p>
9.	<p><b>Revised BASIX Certificate</b></p>

	<p>The submitted BASIX certificate 1743825M and dated 16 April 2024 shall be revised to reflect the subsequent plan amendments. A copy of the revised certificate shall be provided to the certifier prior to the issue of the Construction Certificate.</p> <p><b>Condition reason:</b> To ensure that BASIX commitments reflect the amended plans provided and the development achieves acceptable operating efficiencies.</p>
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### BEFORE BUILDING WORK COMMENCES

Condition	
1.	<p><b>D004 - Service provider arrangements</b></p> <p>Prior to works commencing an application being made to the electricity and telecommunications service providers. Services are required to be underground.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>

### DURING BUILDING WORK

Condition	
1.	<p><b>E002 - Naturally occurring asbestos</b></p> <p>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.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>
2.	<p><b>E003 - Copy of construction plans</b></p> <p>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.</p> <p><b>Condition Reason:</b> To ensure that the development proceeds in accordance with the approved plans.</p>
3.	<p><b>E006 - Swimming pool safety barrier</b></p> <p>The swimming pool shall not to be filled with water until a safety fence/barrier complying with the current Swimming Pools Act and Regulations has been installed and an inspection has been carried out and approval given by the Principal Certifier.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>

4.	<p><b>E007 - Temporary swimming pool safety barrier</b></p> <p>Where depth of water in the pool exceeds 300mm during construction a temporary barrier or fence in accordance with the current Swimming Pools Act and Regulations is to be erected or other approved precaution taken so as to prevent entry of children into the pool.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>
5.	<p><b>E008 - Swimming pool safety sign</b></p> <p>In accordance with the Swimming Pool Regulation a sign is to be erected and maintained that:</p> <ol style="list-style-type: none"> <li>1. Bears a notice containing the words "This swimming pool is not to be occupied or used", and</li> <li>2. Is located in a prominent position in the immediate vicinity of that swimming pool, and</li> </ol> <p>Continues to be erected and maintained until an Occupation Certificate has been issued for the pool.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>

#### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
1.	<p><b>F003 - Bond securities release</b></p> <p>Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.</p> <p><b>Condition Reason:</b> To protect public infrastructure.</p>
2.	<p><b>F009 - Driveway and parking area construction standard</b></p> <p>Driveways, access aisles and parking areas shall be provided with an approved surface. Such a surface shall be on a suitable pavement, constructed and maintained in accordance with Council's Development, Design and Construction Manuals (as amended).</p> <p><b>Condition reason:</b> To ensure that the development provides for practical and safe accessibility/functionality and to protect the environment.</p>
3.	<p><b>F012 - Swimming pool signage</b></p> <p>The provision of a suitable sign containing the details required by the current Swimming Pools Act and Regulations.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>
4.	<p><b>F013 - Swimming pool safety</b></p>

	<p>Pools to be fenced in accordance with the Swimming Pools Act, 1992.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>
5.	<p><b>F020 - Completion of works within the road reserve</b></p> <p>Prior to occupation or the issuing of the Occupation, Certificate provision to the Principal Certifier of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
6.	<p><b>F024 - Drainage certification</b></p> <p>An appropriately qualified and practising consultant is required to certify the following:</p> <ol style="list-style-type: none"> <li>all drainage lines have been located within the respective easements, and</li> <li>any other drainage structures are located in accordance with the Construction Certificate.</li> <li>all stormwater has been directed to a Council approved drainage system</li> <li>all conditions of consent/ construction certificate approval have been complied with.</li> <li>Any on site detention system (if applicable) will function hydraulically in accordance with the approved Construction Certificate.</li> </ol> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
7.	<p><b>F031 - Section 68 Certificate of Completion</b></p> <p>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.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
8.	<p><b>F032 - Engineering certification of public infrastructure</b></p> <p>All works relating to public infrastructure shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to issue of Occupation/Subdivision Certificate or release of the security bond, whichever is to occur first.</p> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
9.	<p><b>F035 - Certification of BASIX commitments</b></p> <p>Written confirmation being provided to the Principal Certifier from any properly qualified person (eg the builder), stating that all commitments made as part of the BASIX Certificate have been completed in accordance with the certificate.</p> <p><b>Condition Reason:</b> To ensure that BASIX commitments have been provided and the development achieves acceptable operating efficiencies.</p>

10.	<p><b>M039 - Satisfactory services certification</b></p> <p>Prior to the issue of an Occupation Certificate, evidence to the satisfaction of the Principal Certifier from the electricity and telecommunications providers that satisfactory services arrangements have been made to the dwellings (including street lighting and fibre optic cabling where required).</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
11.	<p><b>F045 - Works as executed plans</b></p> <p>Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Subdivision or Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.</p> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>

#### OCCUPATION AND ONGOING USE

Condition	
1.	<p><b>G016 - Swimming pool filtration motor operating hours</b></p> <p>The swimming pool filtration motor shall be operated between the following hours only:</p> <ul style="list-style-type: none"> <li>Monday to Friday (other than a public holiday) 7.00am – 8.00pm</li> <li>Saturday to Sunday and Public Holidays 8.00am – 8.00pm</li> </ul> <p>The pool filtration motor shall be enclosed with an effective soundproof unit.</p> <p><b>Condition Reason:</b> To ensure that the development does not result in unacceptable noise impacts.</p>
2.	<p><b>G019 - Onsite stormwater detention management</b></p> <p>On completion of the on-site stormwater detention system (OSD), the owner of the property is responsible for:</p> <ol style="list-style-type: none"> <li>Maintaining and keeping clear all pits, pipelines, screens, orifice and other structures associated with the on-site stormwater detention facilities ("OSD").</li> <li>Having the OSD inspected annually by a competent person.</li> </ol> <p>The Council shall have the right to enter the development lot, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order any structures</p>

	or components in or upon the land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the landowner.
	<b>Condition Reason:</b> To ensure that appropriate infrastructure is provided and maintained to service the development.

#### BEFORE ISSUE OF A STRATA CERTIFICATE

Condition	
1.	<p><b>S033 - Section 307 certificate for strata subdivision</b></p> <p>A Certificate of Compliance under the provisions of Section 307 of the <i>Water Management Act</i> must be obtained prior to the issue of any Strata Certificate.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>

#### General advisory notes

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

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

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

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

#### Dictionary

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

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

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

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



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

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

**Council** means Port Macquarie-Hastings Council

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

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

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

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

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

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

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

**Stormwater drainage system** means all works and facilities relating to:  
the collection of stormwater,  
the reuse of stormwater,  
the detention of stormwater,  
the controlled release of stormwater, and  
connections to easements and public stormwater systems.

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

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

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

**Sydney district or regional planning panel** means Northern Regional Planning Panel

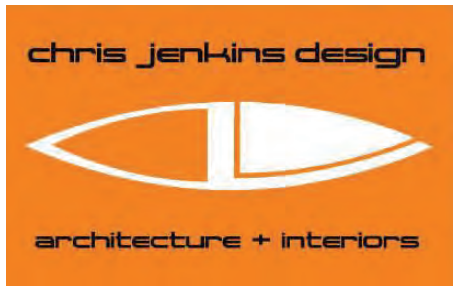
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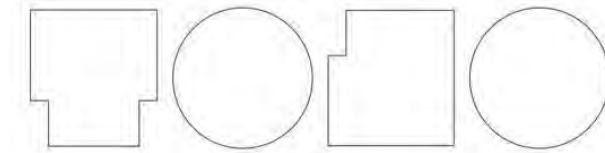
FOR TOJO PROPERTY DEVELOPMENTS



DRAWING INDEX:		
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DA04	PROPOSED GROUND FLOOR PLAN	G
DA05	PROPOSED FIRST FLOOR PLAN	G
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DA14	SHADOW DIAGRAM - 9am + 10am 21 JUNE	D
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DA24	MATERIAL SELECTION	
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GD02	UNIT 11A WINDOW + DOOR SCHEDULE 1ST AND 2ND FLOOR	A
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GD04	UNIT 11B WINDOW + DOOR SCHEDULE 2ND FLOOR	
GD05	UNIT 11C WINDOW + DOOR SCHEDULE GROUND & 1ST FLOOR	B
GD06	UNIT 11C WINDOW + DOOR SCHEDULE 2ND FLOOR	
GD07	UNIT 11D WINDOW + DOOR SCHEDULE GROUND FLOOR	
GD08	UNIT 11D WINDOW + DOOR SCHEDULE 1ST AND 2ND FLOOR	A



DEVELOPMENT APPLICATION



# CARRAMAR

‘Carramar’ is a local Birpai word meaning ‘Under the shade of Trees’. This word not only exemplifies our overall design approach, but also represents our dedication to create a unique sense of place informed by the native landscape, history and lifestyle of the Hastings region, originally the lands of the Birpai nation.

Using biophilic architectural design practices, over 65% of the site will be covered with mass local native planting. Terraced gardens will cloak and surround the entire building, allowing residents a direct connection to green space from every room, and mature, local native trees will line the boundary to revitalise the streetscape and diffuse the western sun.

A sustainable, locally sourced approach to construction will include use of local stone, recycled timbers, and clays sourced directly from the site.. The curved concrete arches on the western facade mimic the mountain views opposite and help to achieve the building’s 7 star rating.

Our first collaboration ‘The Flynn’ in Crisallen Street Port Macquarie was awarded ‘Best Multi Residential’ by the NSW Institute of Architects Regional Architecture Awards in 2023 and shortlisted in the NSW Institute of Architects Awards 2024, an accolade that hasn’t ever been awarded to a development in the Hastings region. Further to that, the project featured in the NSW Planning Department’s “Good Design For Housing” map, which showcases over 100 examples of well designed low and mid rise housing across NSW. We are hoping to continue this momentum with ‘Carramar’, as it features a similar approach to medium density, sustainable and lifestyle focused development. We are excited to share our vision with you, and look forward to collaborating with PMHC to bring it to life.

Chris Jenkins Design and TOJO Property Development.





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SHOWN ARE COMPUTER GENERATED AND THE CONTRACTOR IS TO APPLY STANDARD BUILDING TOLERANCES.

REV	DATE	DESCRIPTION

**chris jenkins design**  
architecture + interiors

Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444

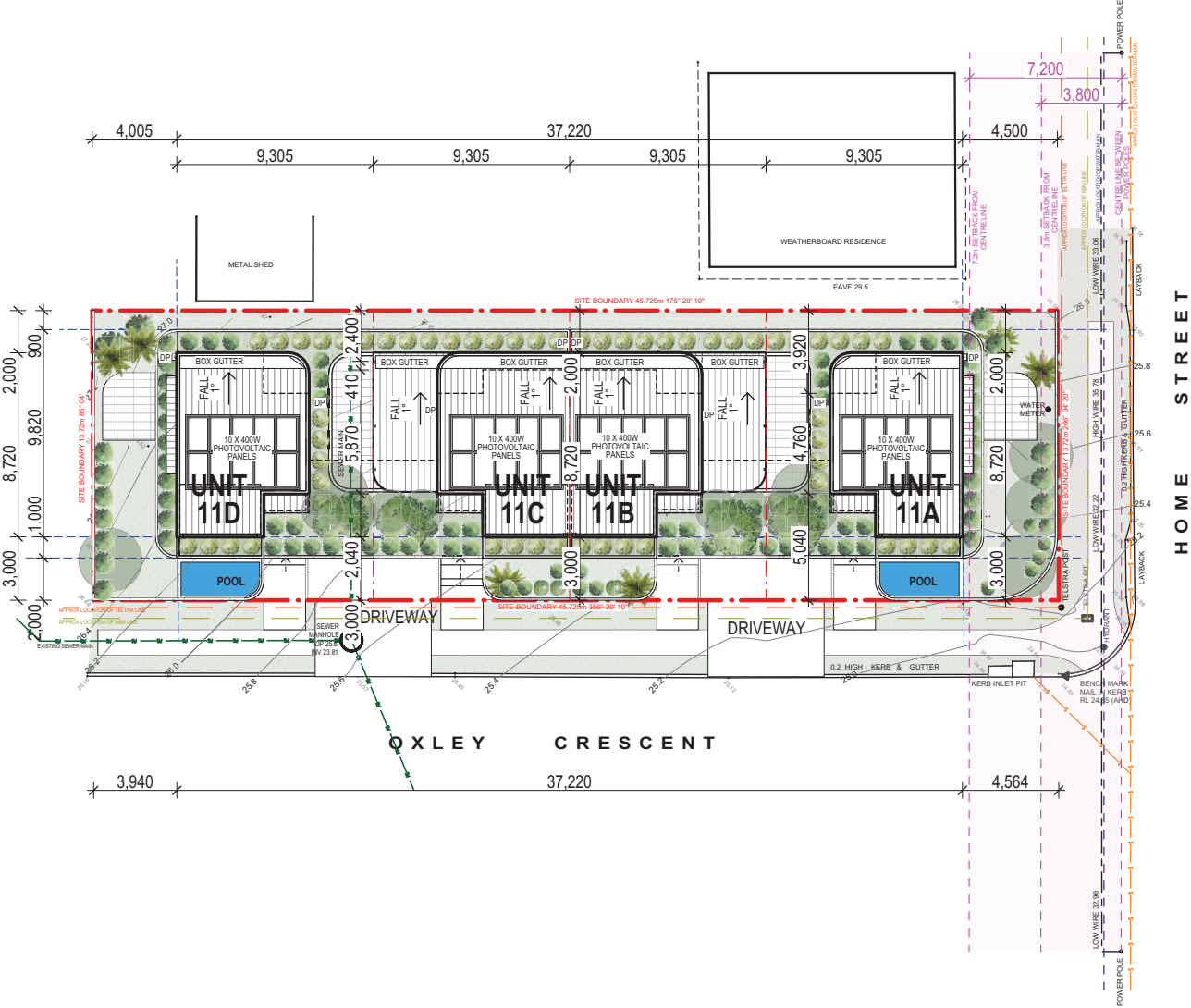
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
**LOCATION PLAN**

Drawn	BB	Scale	AS SHOWN @ A2	Date	29/05/2025	Dwg No.	DA01
Checked		Project Number				Revision	

**2108**





PROPOSED SITE PLAN  
Scale 1:200

01020

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G	29/05/2025	REVISED LANDSCAPING
F	09/05/2025	FLOOR AREA REDUCTIONS
E	06/05/2025	FLOOR AREA REDUCTIONS
D	05/12/2024	FLOOR AREA REDUCED
C	28/10/2024	UNITS A & D PLANTER REVISED
B	24/10/2024	EXTENT OF UNITS A & D REDUCED
A	07/06/2024	SETBACKS FROM POWERLINES ADDED
REV	DATE	DESCRIPTION

chris jenkins design

architecture + interiors

Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444

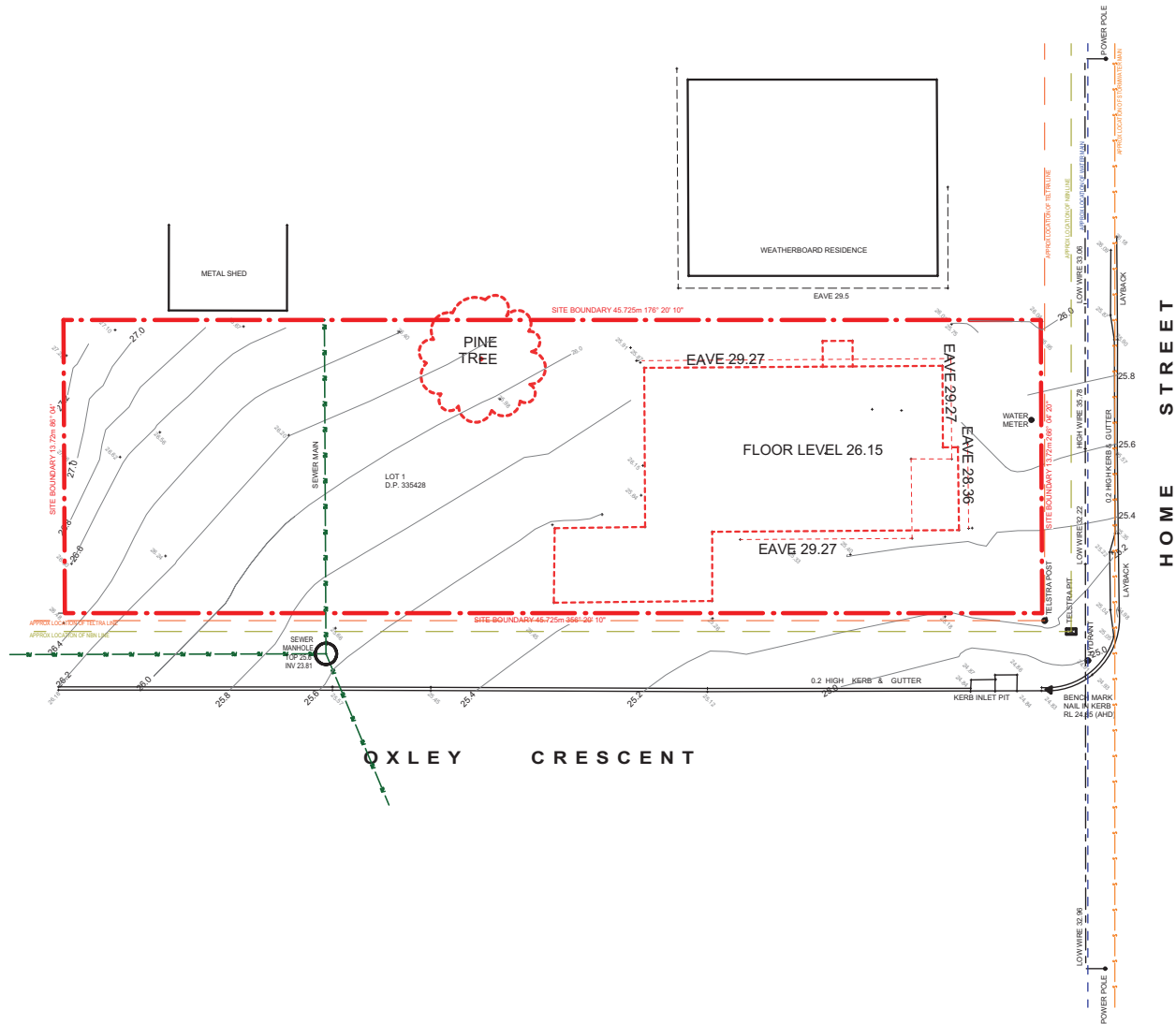
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
**PROPOSED SITE PLAN**

Drawn <b>BB</b>	Scale <b>AS SHOWN @ A2</b>	Date <b>29/05/2025</b>	Dwg No. <b>DA02</b>
Checked	Project Number	<b>2108</b>	Revision <b>G</b>

Port Macquarie-Hastings Council | Development Assessment Panel | 18 June 2025

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EXISTING SITE PLAN SHOWING DEMOLITION  
Scale 1:200

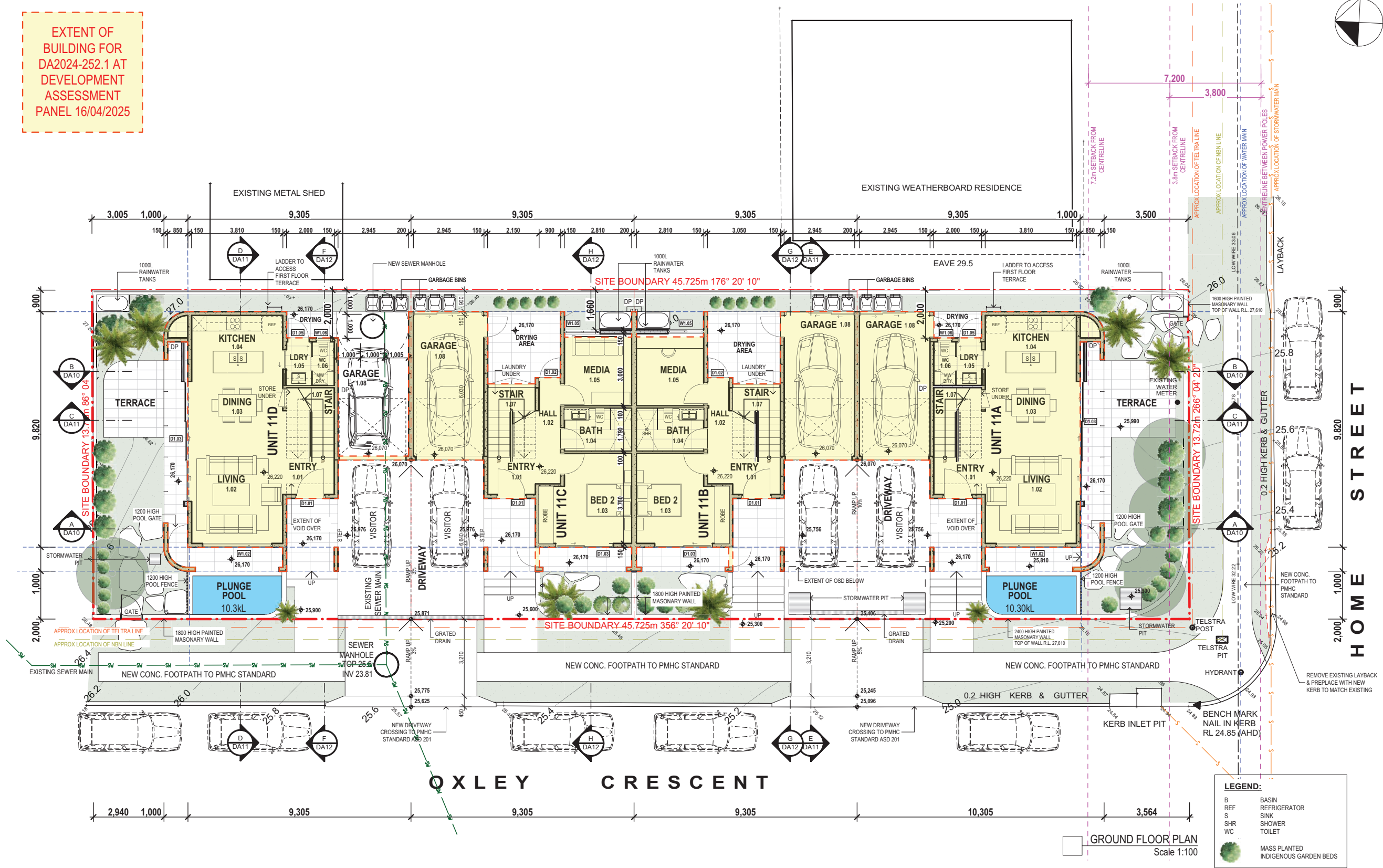
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EXTENT OF  
BUILDING FOR  
DA2024-252.1 AT  
DEVELOPMENT  
ASSESSMENT  
PANEL 16/04/2025



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		FLOOR AREA REDUCTIONS		11 HOME STREET		Drawn BB	
		FLOOR AREA REDUCTIONS		PORT MACQUARIE, 2444		Scale AS SHOWN @ A2	
		UNIT B + C BATHROOMS + LDY ADJUSTED		Client		Date 29/05/2025	
		UNIT B + C BATHROOMS REMOVED		TOJO PROPERTY DEVELOPMENTS		Dwg No. DA04	
		SETBACKS FROM POWERLINES ADDED				2108	
						Revision	
						G	

EXTENT OF  
BUILDING FOR  
DA2024-252.1 AT  
DEVELOPMENT  
ASSESSMENT  
PANEL 16/04/2025



**LEGEND:**

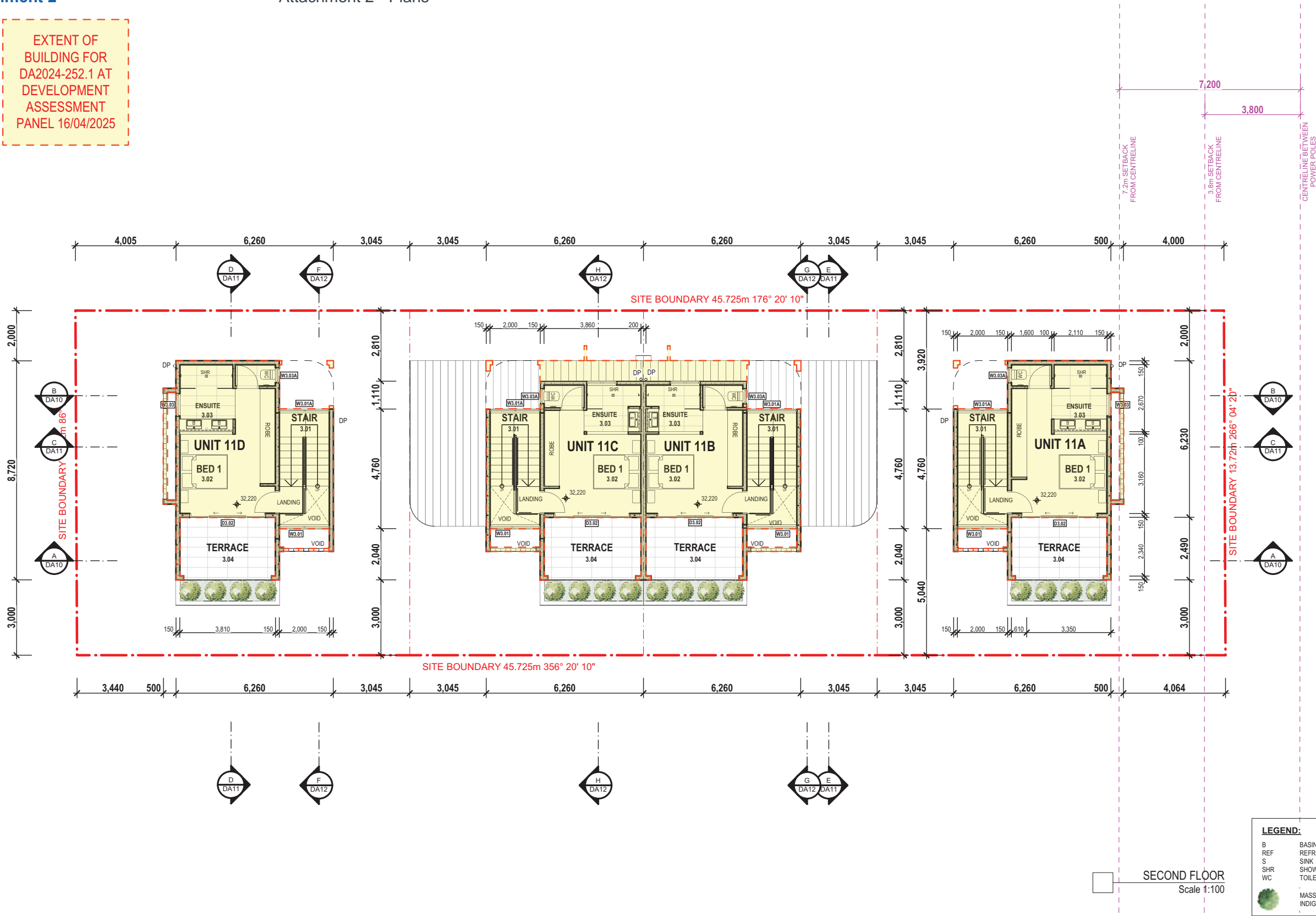
B	BASIN
REF	REFRIGERATOR
S	SINK
SHR	SHOWER
WC	TOILET
	MASS PLANTED INDIGENOUS GARDEN BEDS

FIRST FLOOR PLAN  
Scale 1:100

<div><div><div></div><div></div><div></div><div></div></div><div>0510</div></div> <p>DESIGN AND DRAWING ARE COPYRIGHT AND CANNOT BE USED WITHOUT THE PERMISSION OF <b>CHRIS JENKINS DESIGN - ARCHITECTS PTY. LTD.</b> © USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK. THE DIMENSIONS SHOWN ARE COMPUTER GENERATED AND THE CONTRACTOR IS TO APPLY STANDARD BUILDING TOLERANCES.</p>	G	29/05/2025	REVISED LANDSCAPING		Project CARRAMAR 11 HOME STREET PORT MACQUARIE, 2444	Drawing Title <b>PROPOSED FIRST FLOOR PLAN</b>			
	F	12/05/2025	DAP NOTE ADDED			Drawn <b>BB</b>	Scale <b>AS SHOWN @ A2</b>	Date <b>29/05/2025</b>	Dwg No. <b>DA05</b> Revision <b>G</b>
	E	06/05/2025	FLOOR AREA REDUCTIONS						
	D	05/12/2024	FLOOR AREA REDUCTIONS			Client TOJO PROPERTY DEVELOPMENTS			
	C	28/10/2024	UNITS A & D PLANTER REVISED						
	B	24/10/2024	UNIT A + D ENSUITE REMOVED & VOIDS ADDED						
	A	07/06/2024	SETBACKS FROM POWERLINES ADDED						
	REV	DATE	DESCRIPTION		Checked	Project Number	2108		



EXTENT OF  
BUILDING FOR  
DA2024-252.1 AT  
DEVELOPMENT  
ASSESSMENT  
PANEL 16/04/2025



LEGEND:	
B	BASIN
REF	REFRIGERATOR
S	SINK
SHR	SHOWER
WC	TOILET
	MASS PLANTED INDIGENOUS GARDEN BEDS

SECOND FLOOR  
Scale 1:100

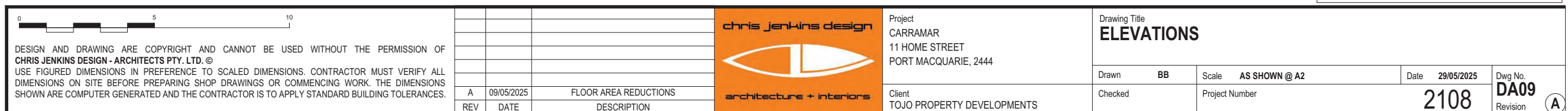
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0 5 10		F 09/05/2025 FLOOR AREA REDUCTIONS		Project CARRAMAR		Drawing Title ELEVATIONS	
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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK. THE DIMENSIONS SHOWN ARE COMPUTER GENERATED AND THE CONTRACTOR IS TO APPLY STANDARD BUILDING TOLERANCES.		D 28/10/2024 UNITS A & D PLANTER REVISED		PORT MACQUARIE, 2444		Scale AS SHOWN @ A2	
		C 25/10/2024 GARDEN ADJUSTED		Client TOJO PROPERTY DEVELOPMENTS		Date 29/05/2025	
		B 24/10/2024 EXTENT OF UNITS REDUCED				Dwg No. DA08	
		A 07/06/2024 SETBACKS FROM POWERLINES ADDED				Revision	
REV DATE DESCRIPTION						2108	
						F	

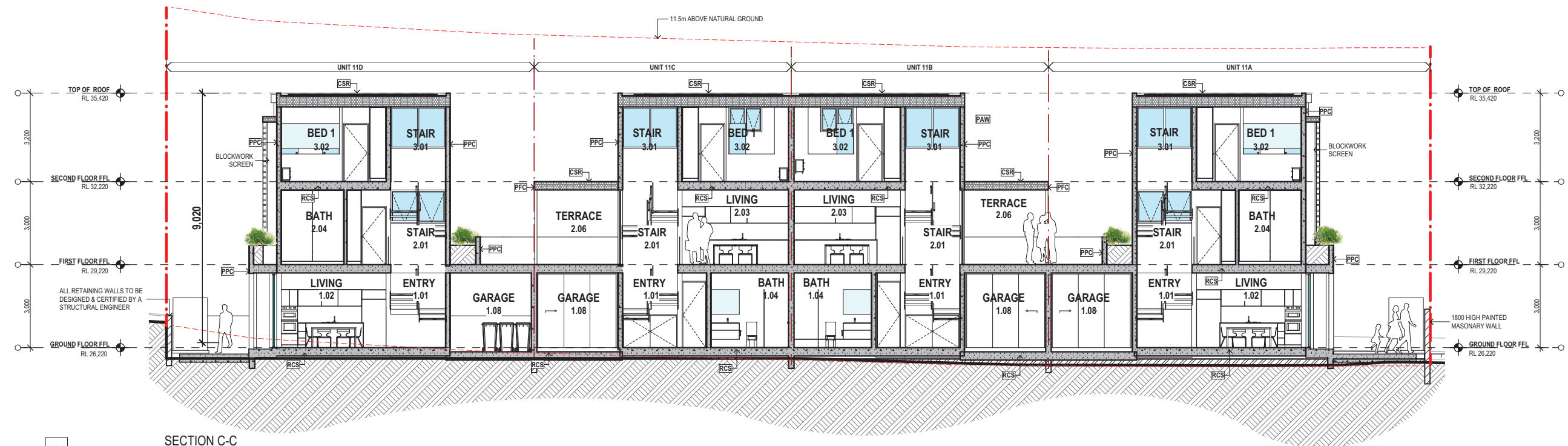


<b><u>LEGEND:</u></b>	
CEG	COLORBOND DOVER WHITE GUTTER
CSR	COLORBOND DOVER WHITE ROOFING
CRD	COLORBOND DOVER WHITE ROLLER DOOR
DP	DOWPIPE
PAD	CLEAR ANODISED ALUMINIUM DOORS
PAW	CLEAR ANODISED ALUMINIUM WINDOWS
PPC	PRECAST CONCRETE PANELS PAINTED DULUX WHITE ON WHITE
RCD	REINFORCED CONC. SLAB
TT	TRAVERTINE TILES
CONC.	CONCRETE DRIVEWAY

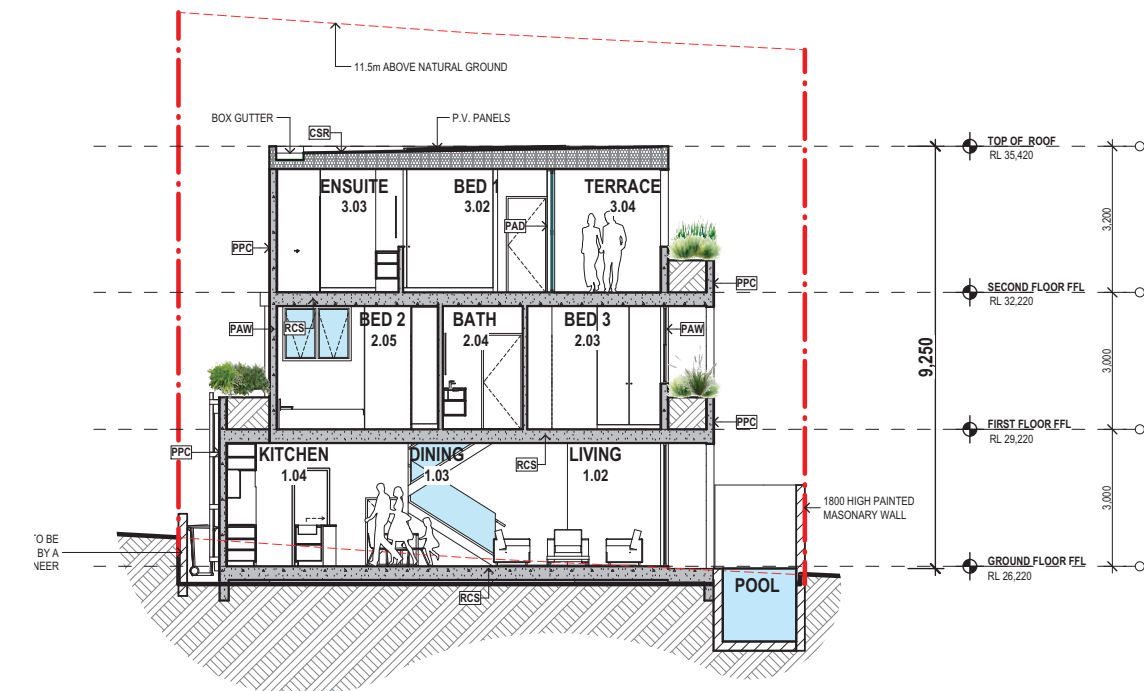




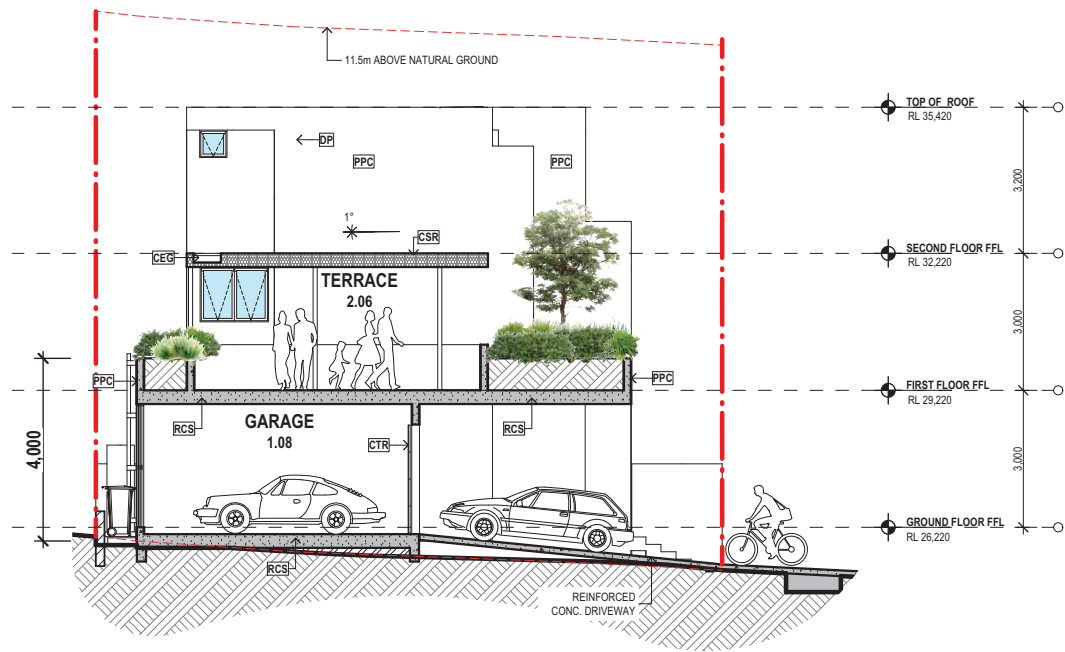




1 SECTION C-C  
Scale 1:100

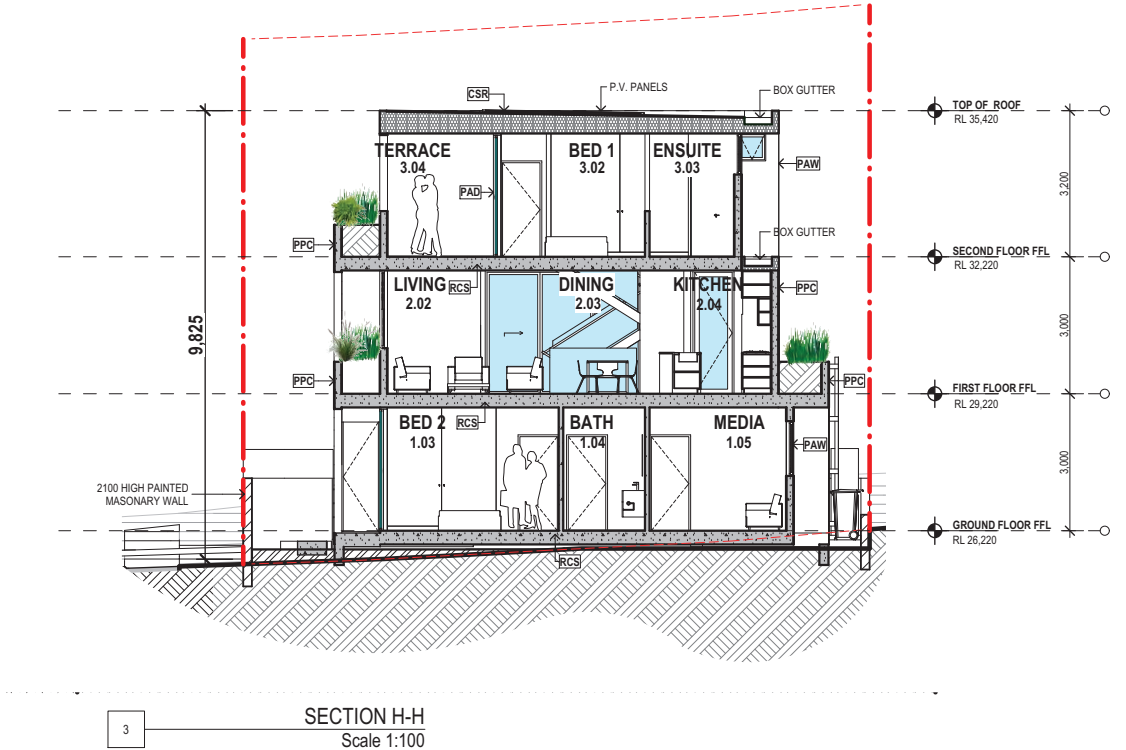
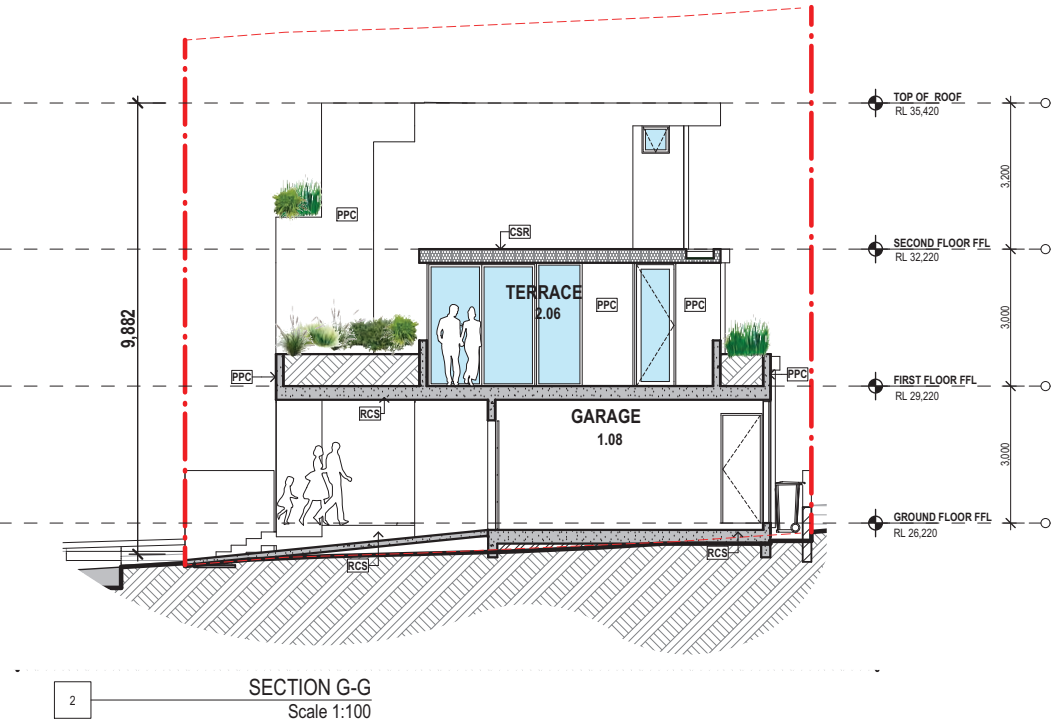
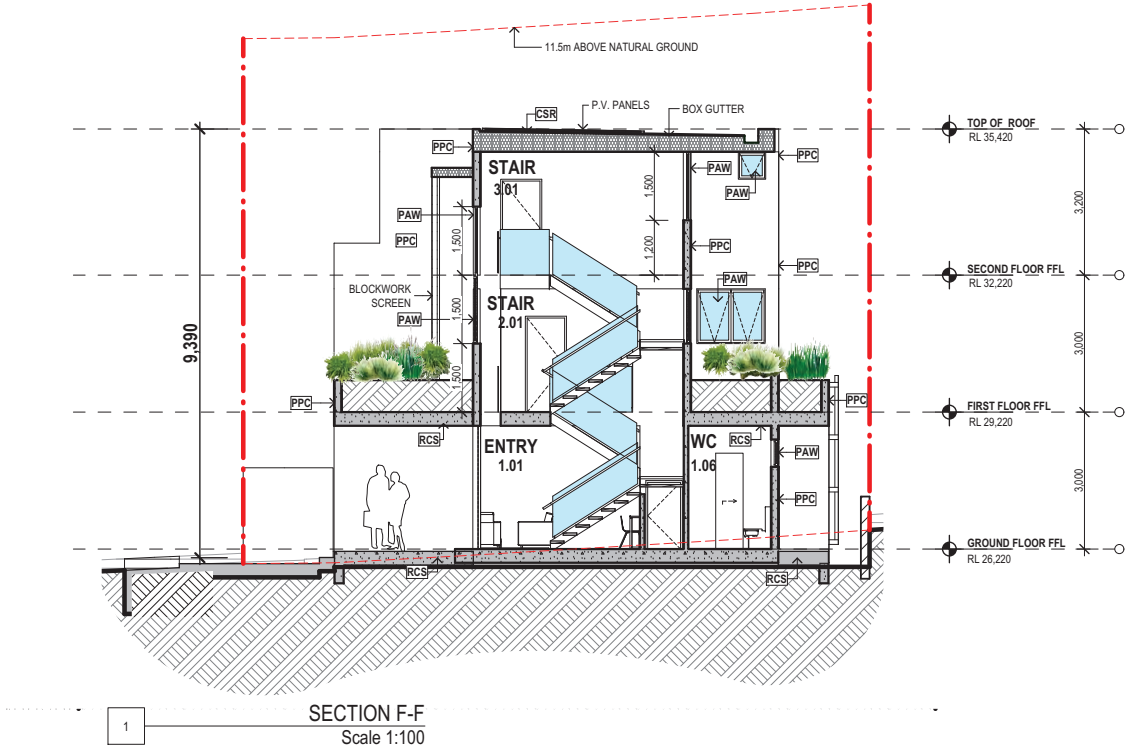


2 SECTION D-D  
Scale 1:100



3 SECTION E-E  
Scale 1:100

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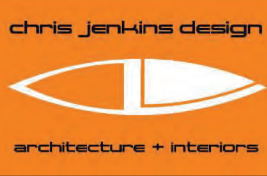


LEGEND:	
CEG	COLORBOND DOVER WHITE GUTTER
CSR	COLORBOND DOVER WHITE ROOFING
CRD	COLORBOND DOVER WHITE ROLLER DOOR
DP	DOWNPIPE
PAD	CLEAR ANODISED ALUMINIUM DOORS
PAW	CLEAR ANODISED ALUMINIUM WINDOWS
PPC	PRECAST CONCRETE PANELS PAINTED DULUX WHITE ON WHITE
RCD	REINFORCED CONC. SLAB
TT	TRAVERTINE TILES
CONC.	CONCRETE DRIVEWAY

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DIMENSIONS ON SITE BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK. THE DIMENSIONS  
SHOWN ARE COMPUTER GENERATED AND THE CONTRACTOR IS TO APPLY STANDARD BUILDING TOLERANCES.

REV	DATE	DESCRIPTION
D	09/05/2025	FLOOR AREA REDUCTIONS
C	05/12/2024	FLOOR AREA REDUCTIONS
B	28/10/2024	UNITS A & D PLANTER REVISED
A	24/10/2024	EXTENT OF UNITS REDUCED

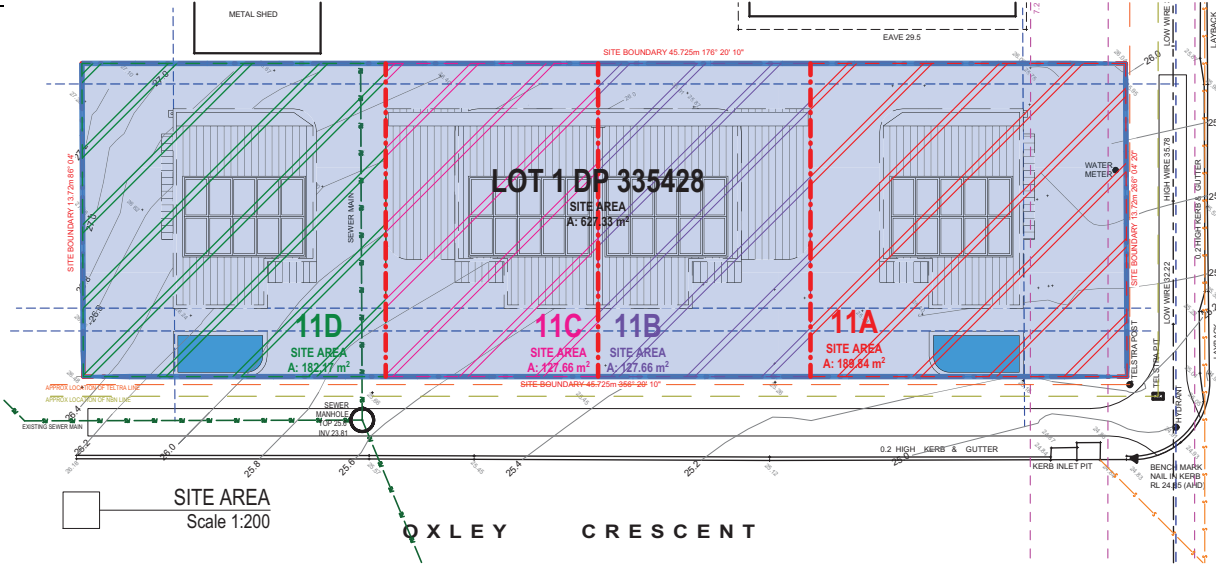


Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444

Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title SECTIONS				
Drawn	BB	Scale	AS SHOWN @ A2	Date
Checked		Project Number		29/05/2025
			2108	Dwg No. DA12
				Revision





GROSS FLOOR AREA		
SITE AREA	GFA	FSR
627.33m <sup>2</sup>	407.74m <sup>2</sup>	0.65
627.33 X 0.65 = 407.7645		
SITE AREA		
LOT	SQM	
11A	189.84	
11B	127.66	
11C	127.66	
11D	182.17	
LOT 1 DP 335428	627.33	

GROSS FLOOR AREA 11A		
UNIT	LEVEL	AREA
11A	2nd	23.86
11A	1st	40.70
11A	.GF	43.32
107.88 m <sup>2</sup>		
GROSS FLOOR AREA 11B		
UNIT	LEVEL	AREA
11B	2nd	20.68
11B	1st	41.80
11B	.GF	34.51
96.99 m <sup>2</sup>		

GROSS FLOOR AREA 11C		
UNIT	LEVEL	AREA
11C	2nd	20.68
11C	1st	41.80
11C	.GF	34.51
96.99 m <sup>2</sup>		
GROSS FLOOR AREA 11D		
UNIT	LEVEL	AREA
11D	2nd	23.86
11D	1st	40.70
11D	.GF	43.32
107.88 m <sup>2</sup>		

GROSS FLOOR AREA TOTAL		
AREA		
409.74		
409.74 m <sup>2</sup>		

GARAGE AREA		
UNIT	LEVEL	AREA
11A	.GF	17.32
11B	.GF	17.32
11C	.GF	17.29
11D	.GF	17.79
69.72 m <sup>2</sup>		

LANDSCAPED AREA		
UNIT	LEVEL	AREA
11A	2nd	3.48
11A	1st	47.45
11A	.GF	68.04
11B	2nd	3.57
11B	1st	56.70
11B	.GF	18.59
11C	2nd	3.57
11C	.GF	18.62
11D	2nd	3.48
11D	1st	47.45
11D	.GF	59.38
330.33 m <sup>2</sup>		

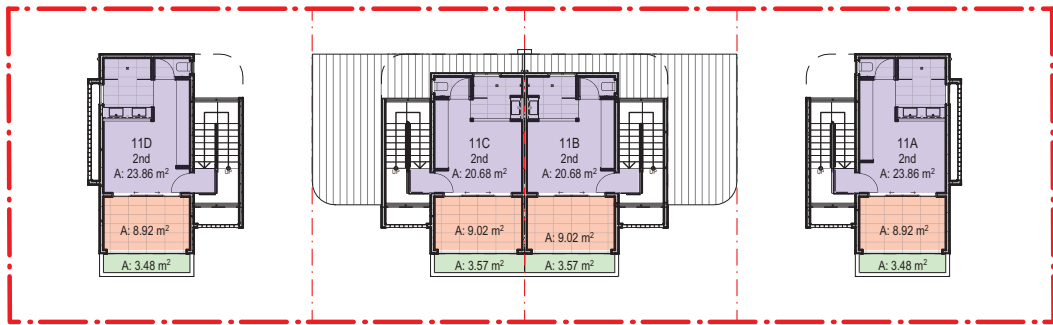
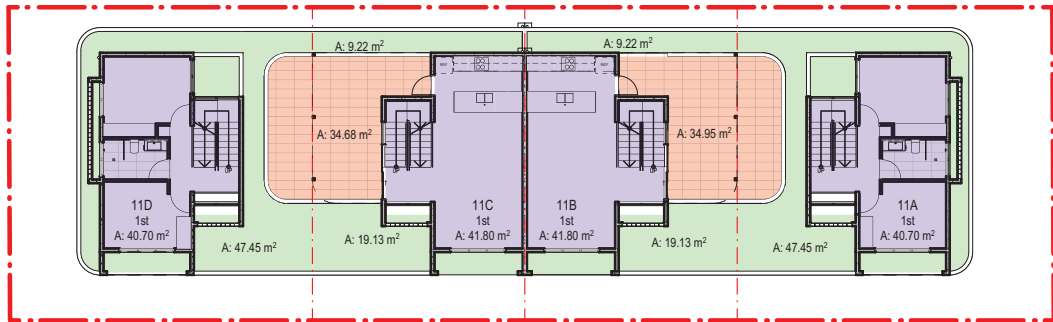
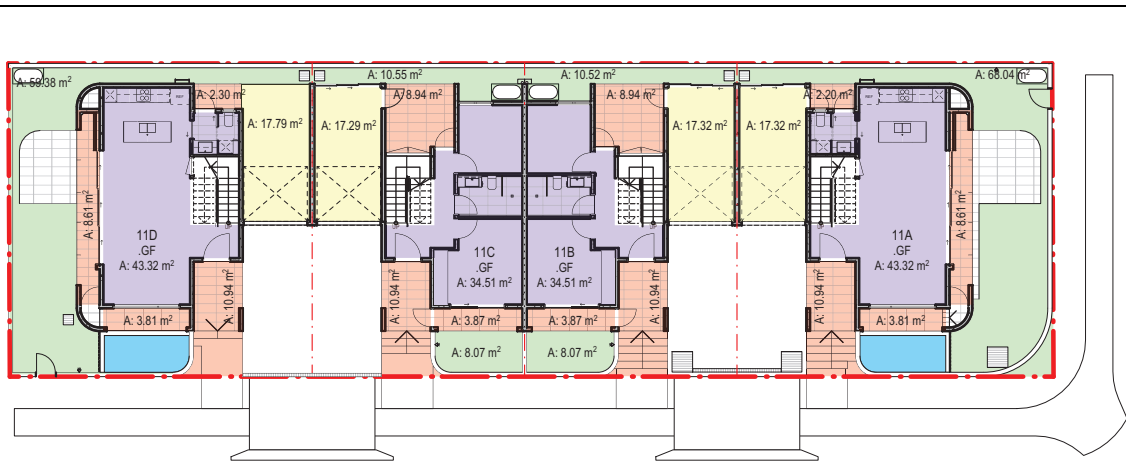
PAVING		
UNIT	LEVEL	AREA
11A	2nd	8.92
11A	.GF	25.56
11B	2nd	9.02
11B	1st	34.95
11B	.GF	23.75
11C	2nd	9.02
11C	.GF	23.75
11D	2nd	8.92
11D	1st	34.68
11D	.GF	25.66
204.23 m <sup>2</sup>		

**CHANGES IN GROSS FLOOR AREA FOR DA2024-252.1 IN RESPONSE TO OUTCOMES OF DEVELOPMENT ASSESSMENT PANEL 16/04/2025**

**MINOR REDUCTION IN AREA IN ALL UNITS, ACROSS ALL FLOORS.**  
DUE TO UPDATING THE CALCULATION OF GROSS FLOOR AREA TO BETTER ALIGN WITH THE DEFINITION. MEASUREMENTS ARE NOW TAKEN FROM THE INTERNAL FACE OF ALL EXTERNAL WALLS. PREVIOUS MEASUREMENTS INCORRECTLY WERE TAKEN FROM THE INTERNAL STRUCTURAL SKIN (10mm DIFFERENCE IN WALL THICKNESS)

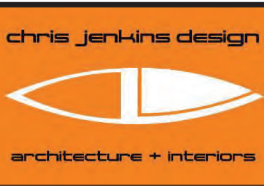
**UNITS B + C:**  
GROUND FLOOR - MEDIA ROOM SLIGHTLY LARGER  
FIRST FLOOR - WC REMOVED (CHANGED TO TERRACE)  
SECOND FLOOR - ENSUITE REDUCED

**UNITS A + D:**  
NO CHANGE (OTHER THAN RECALCULATION AS STATE ABOVE)



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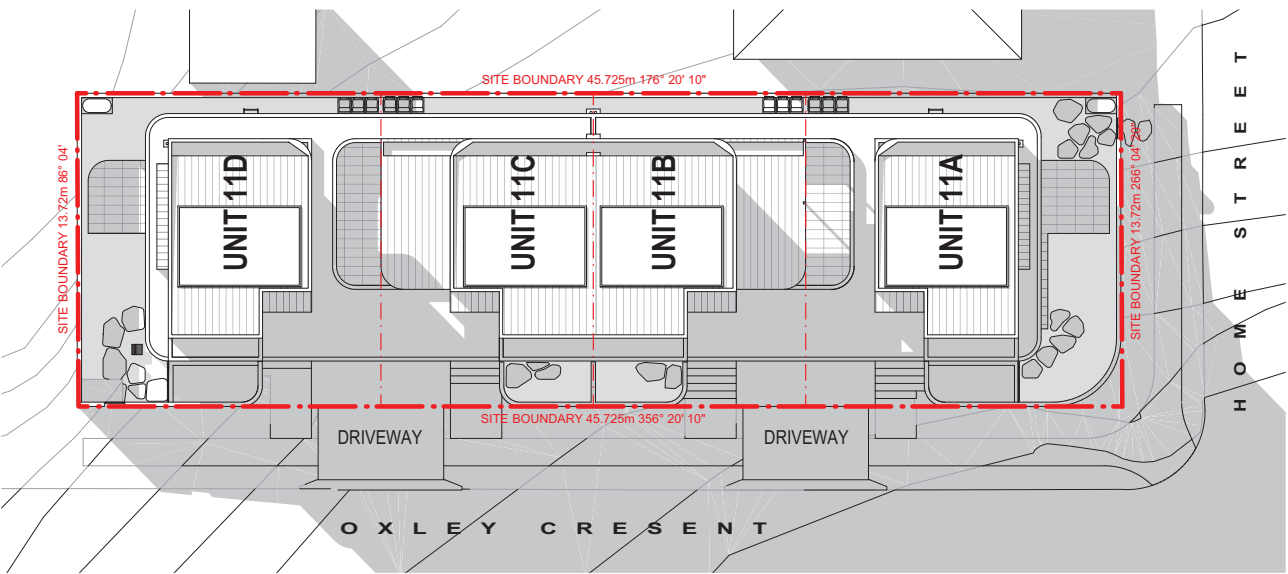
REV	DATE	DESCRIPTION
E	12/05/2025	DAP NOTE ADDED
D	06/05/2025	FLOOR AREA REDUCTIONS
C	05/12/2024	FLOOR AREA REDUCTIONS
B	25/10/2024	UNIT B + C BATHROOMS + LDYR ADJUSTED
A	24/10/2024	EXTENT OF UNITS REDUCED



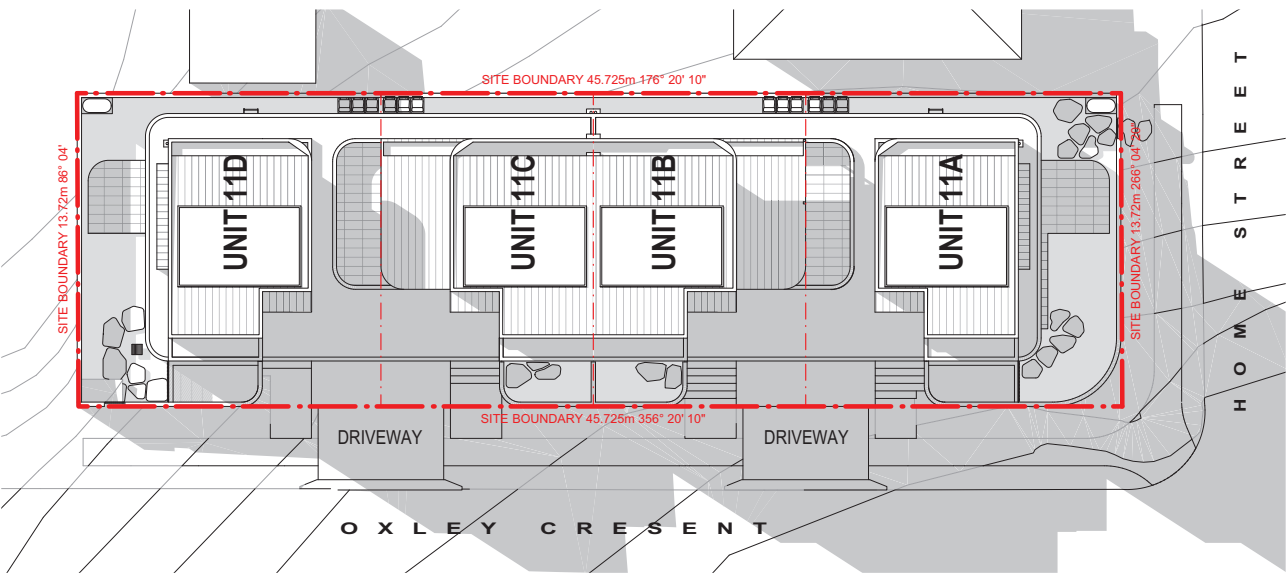
Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444

Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title FSR CALCULATION				
Drawn	BB	Scale	AS SHOWN @ A2	Date
Checked		Project Number		29/05/2025
2108				Dwg No. DA13
				Revision



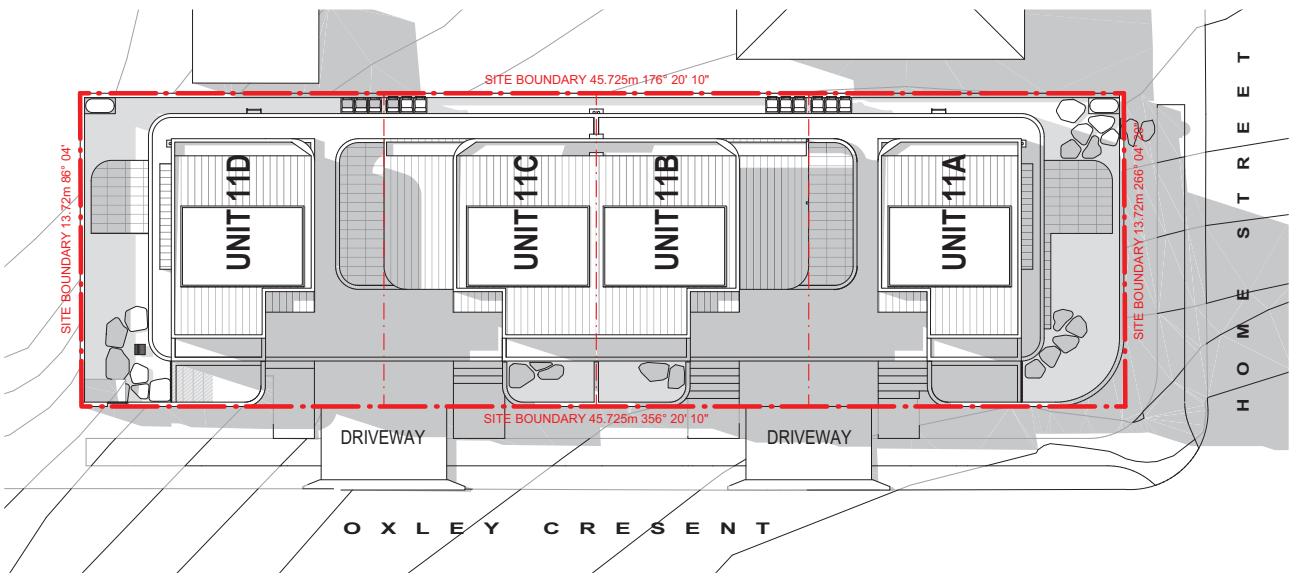
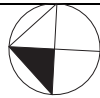
9am 21 JUNE  
Scale 1:200



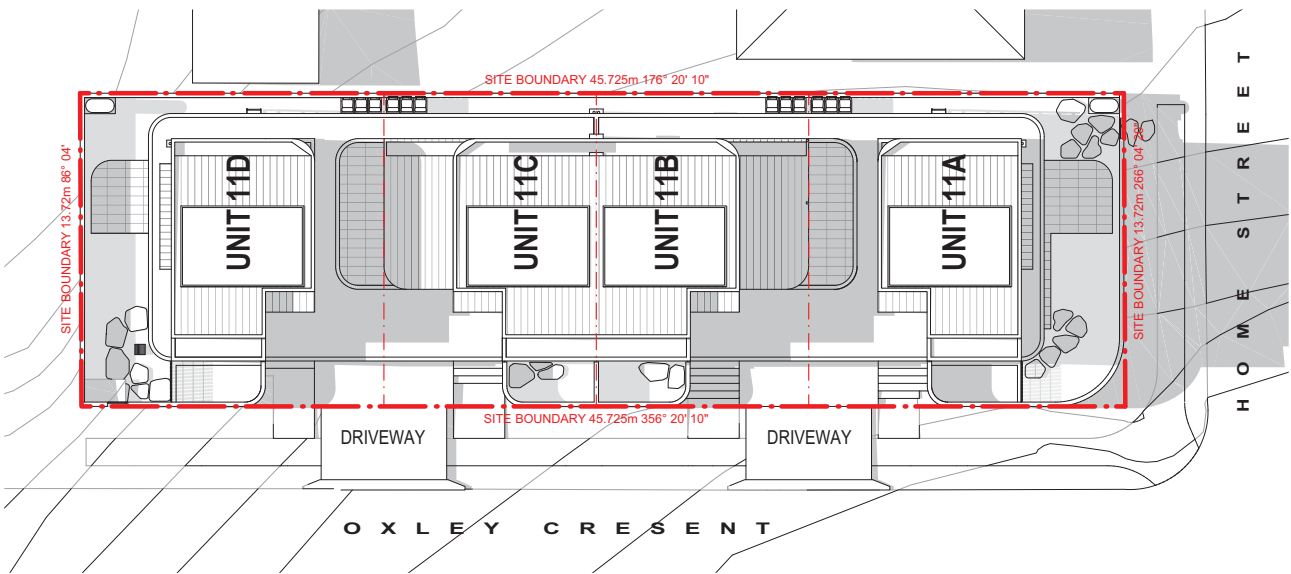
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Scale 1:200

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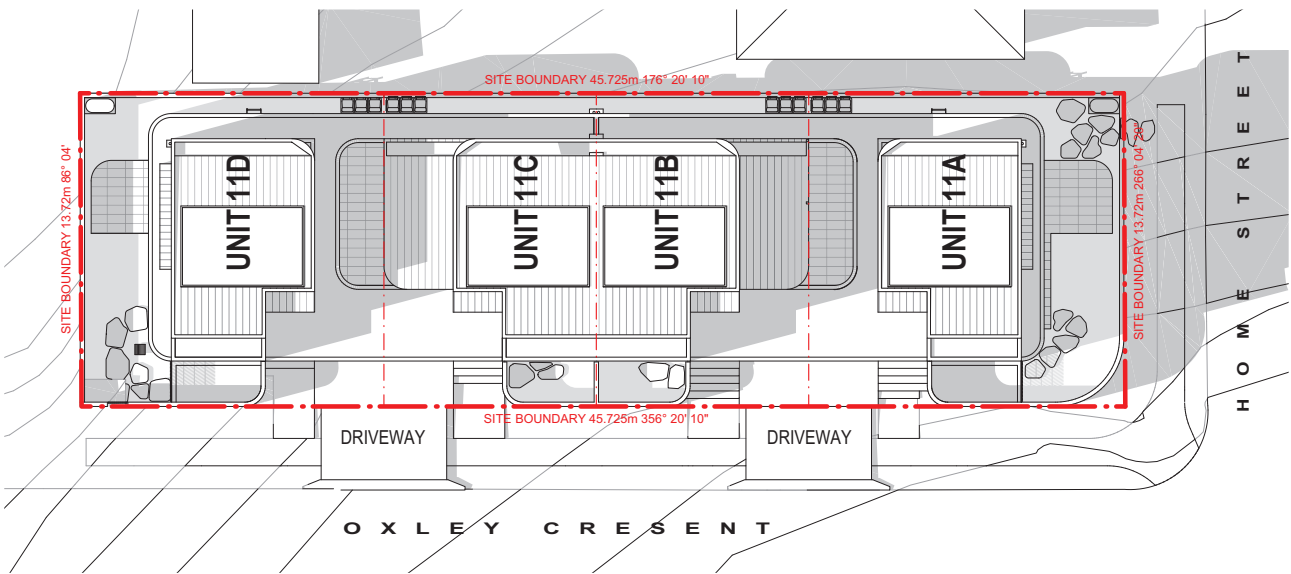


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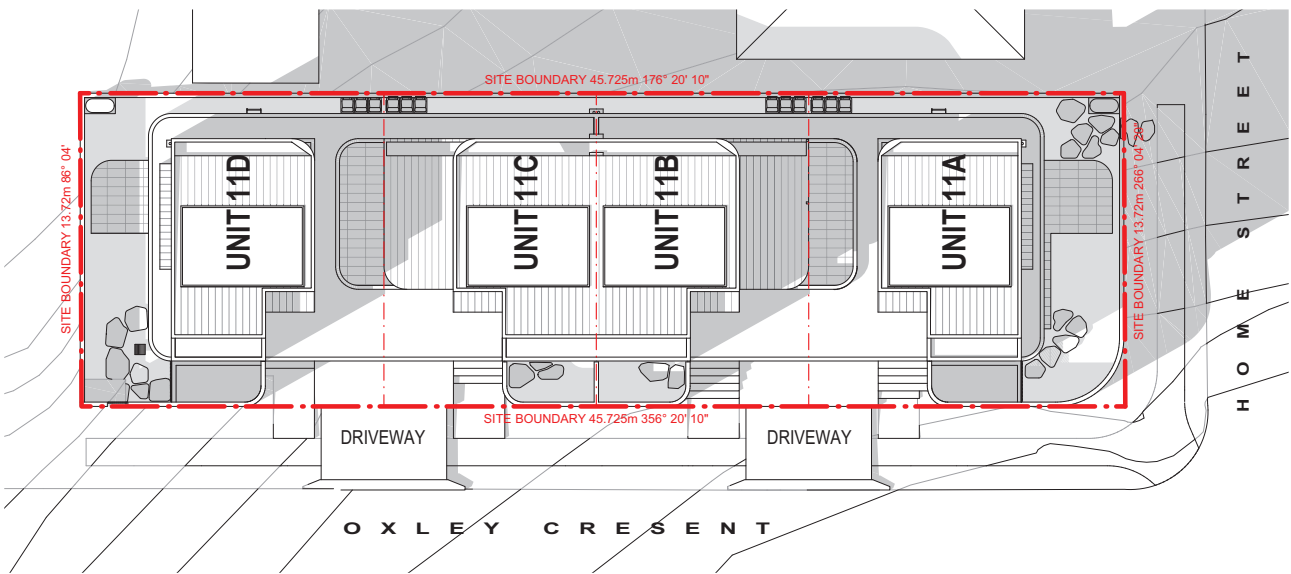


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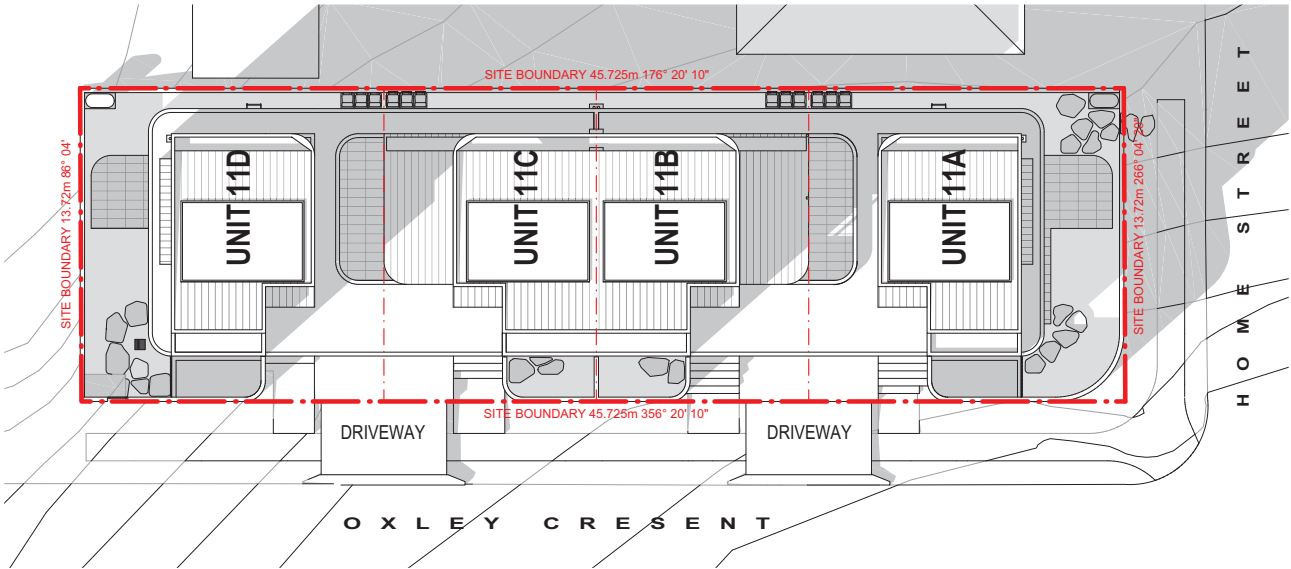


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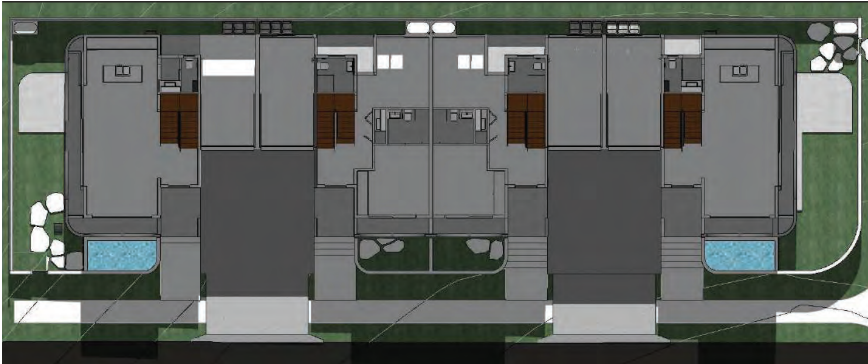
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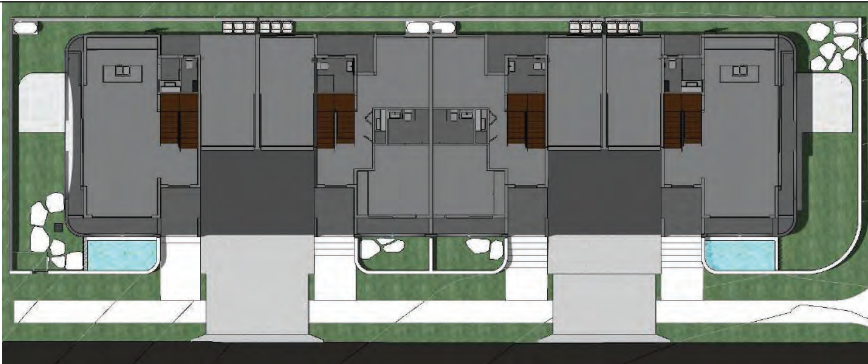
3pm 21 JUNE  
Scale 1:200

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<div>D</div> <div>09/05/2025</div> <div>FLOOR AREA REDUCTIONS</div>		<div>Drawn</div> <div>BB</div>			<div>Scale</div> <div>AS SHOWN @ A2</div>	<div>Date</div> <div>29/05/2025</div>	<div>Dwg No.</div> <div>DA17</div>	
<div>C</div> <div>05/12/2024</div> <div>FLOOR AREA REDUCTIONS</div>		<div>Checked</div> <div></div>			<div>Project Number</div> <div>2108</div>		<div>Revision</div> <div>D</div>	
<div>B</div> <div>28/10/2024</div> <div>UNITS A &amp; D PLANTER REVISED</div>								
<div>A</div> <div>24/10/2024</div> <div>EXTENT OF UNITS REDUCED</div>								
REV	DATE	DESCRIPTION						

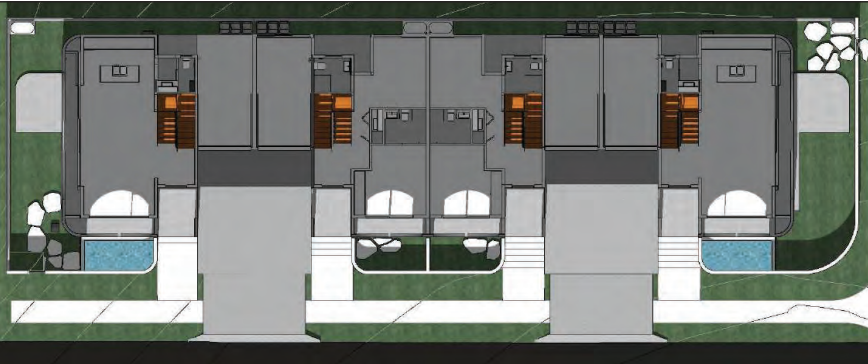




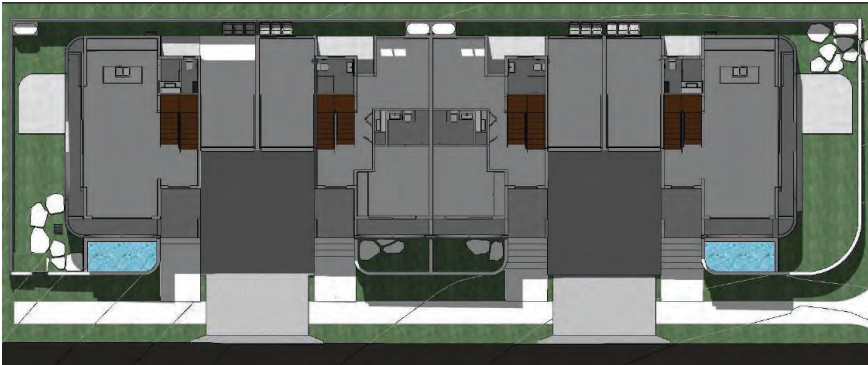
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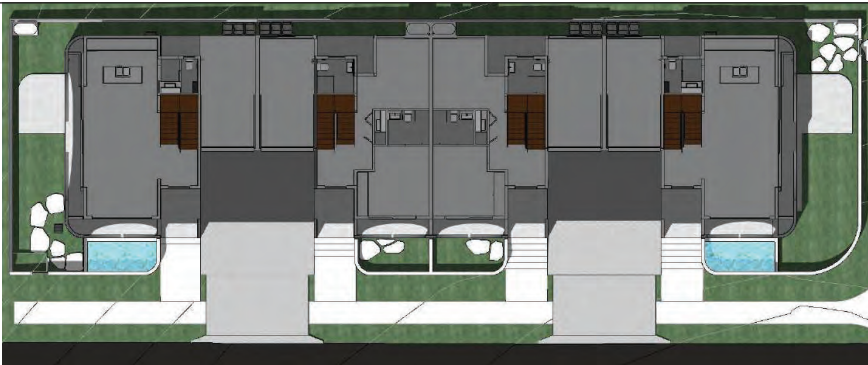
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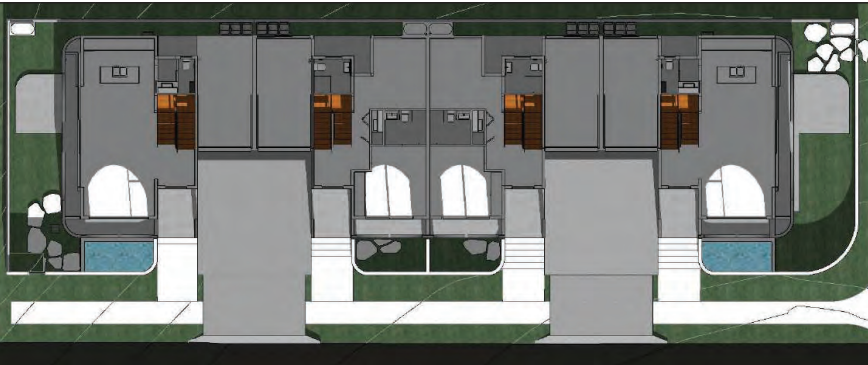
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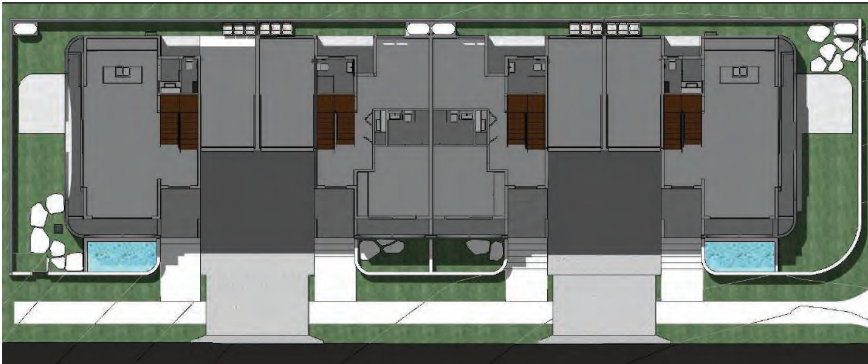
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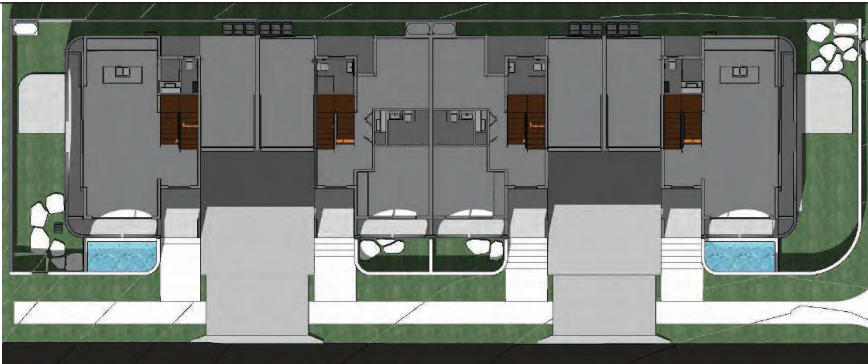
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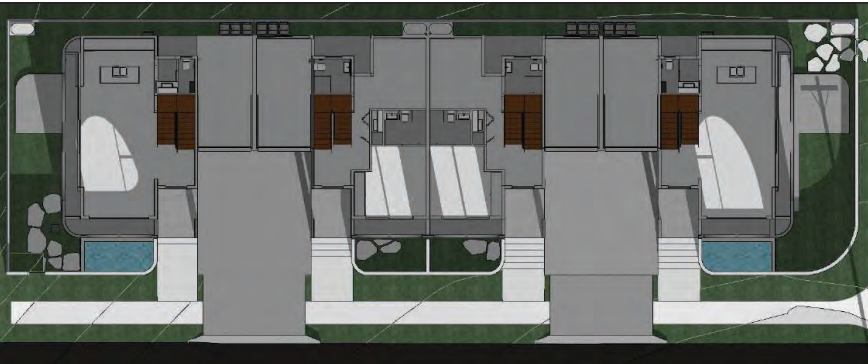
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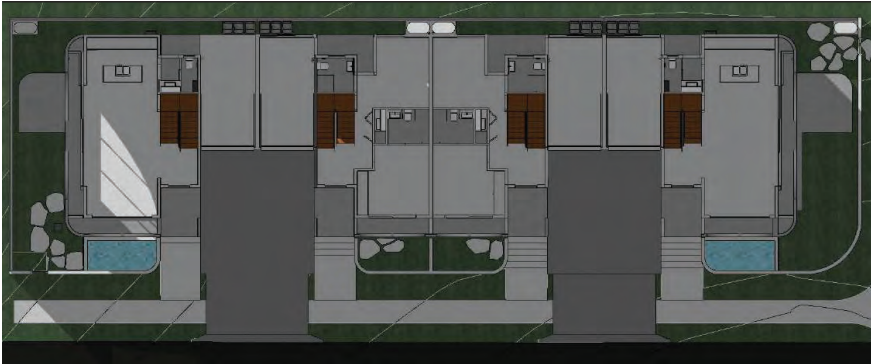
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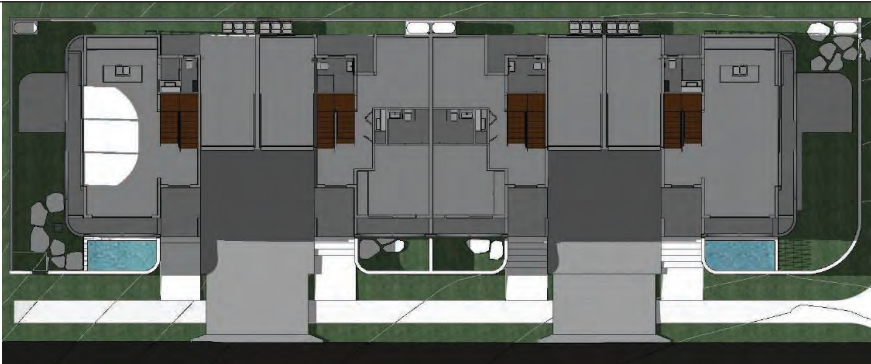
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							Drawn <b>BB</b>	Scale <b>AS SHOWN @ A2</b>	Date <b>29/05/2025</b>	Dwg No. <b>DA18</b>	
							Client TOJO PROPERTY DEVELOPMENTS	Checked	Project Number	2108	Revision
	REV	DATE	DESCRIPTION								





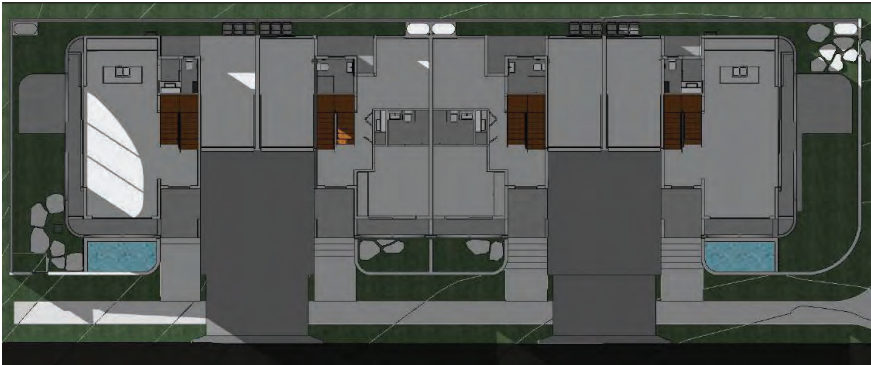
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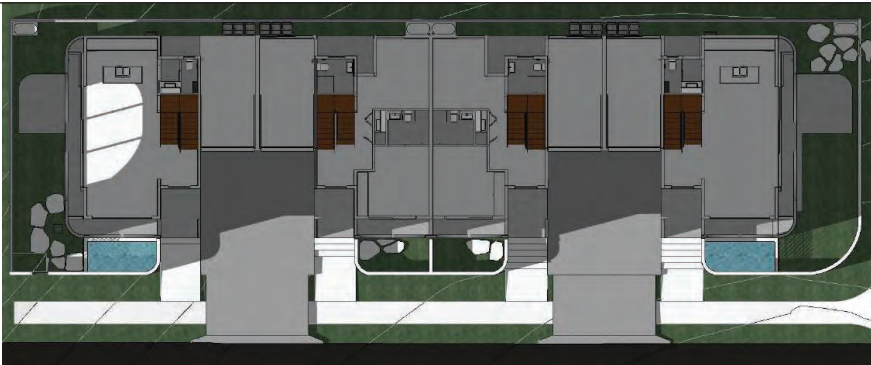
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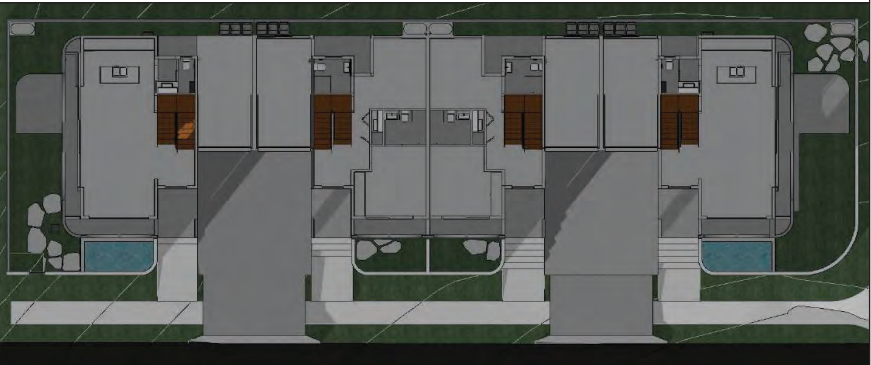
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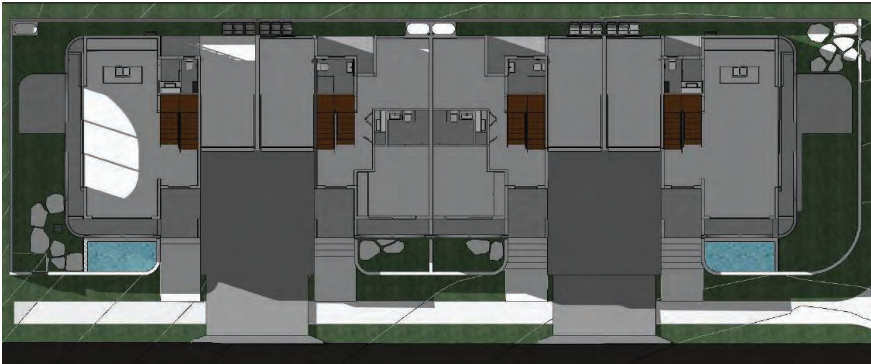
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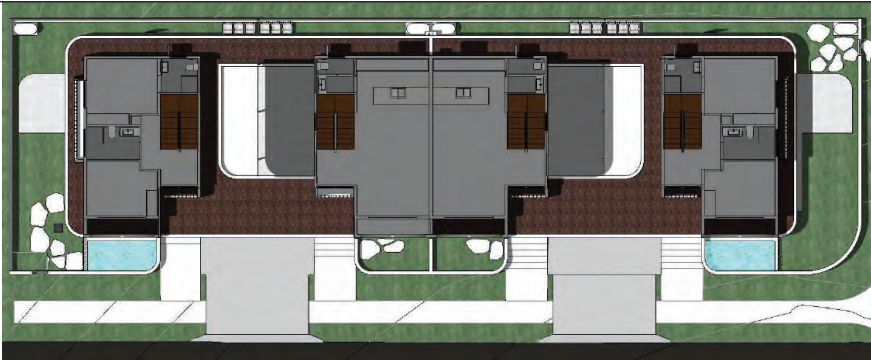
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						Drawn	BB	Scale	AS SHOWN @ A2	Date	29/05/2025	Dwg No. <b>DA19</b>
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				architecture + interiors	Client TOJO PROPERTY DEVELOPMENTS							
REV	DATE	DESCRIPTION										





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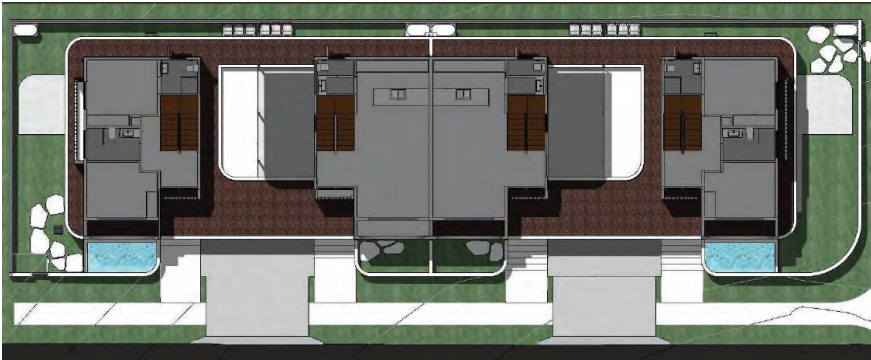
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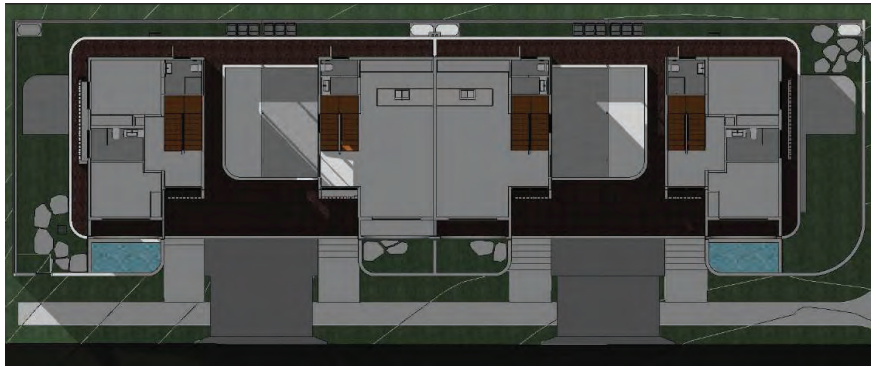
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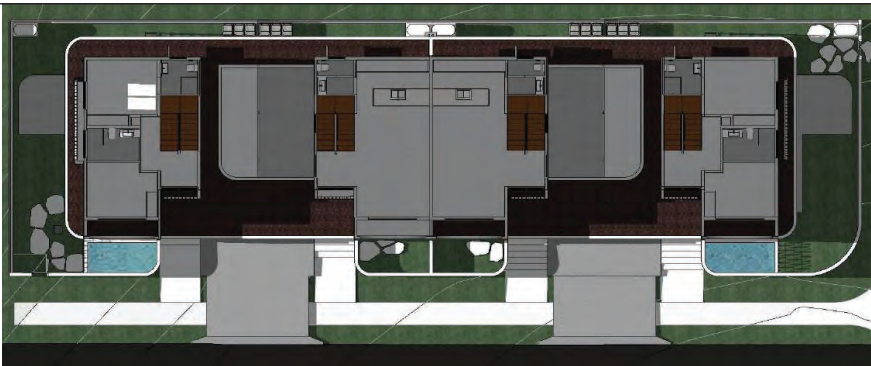
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														Revision	
	REV	DATE	DESCRIPTION												





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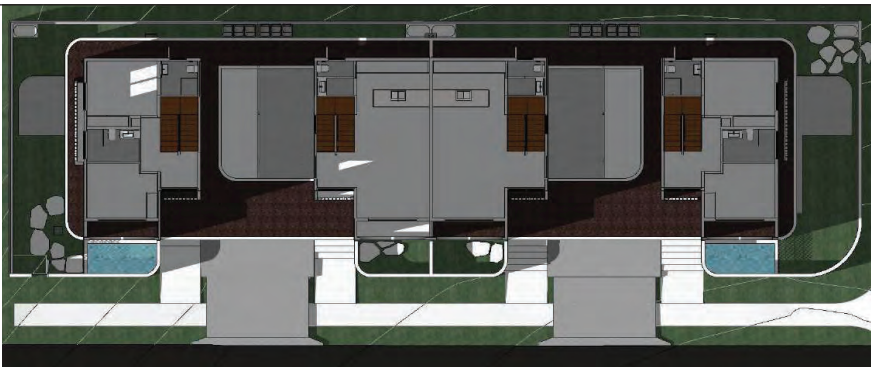
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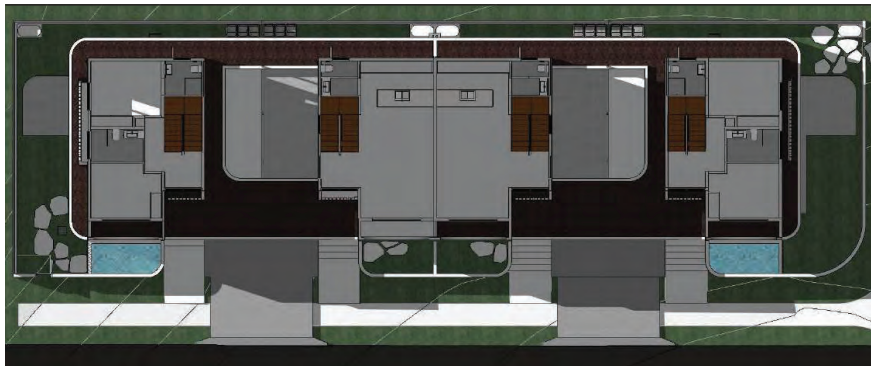
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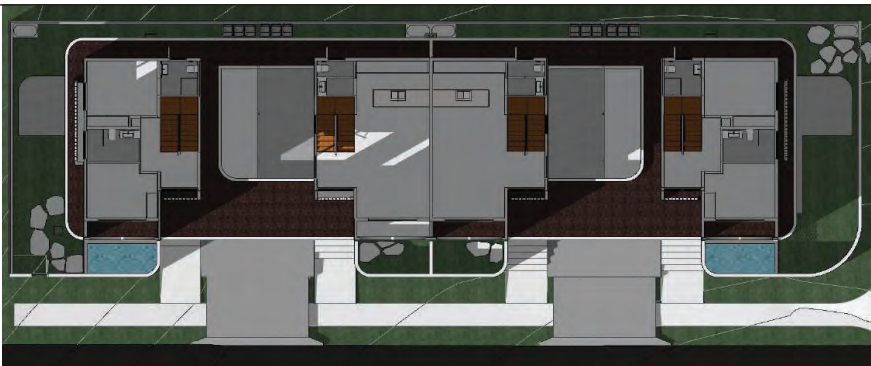
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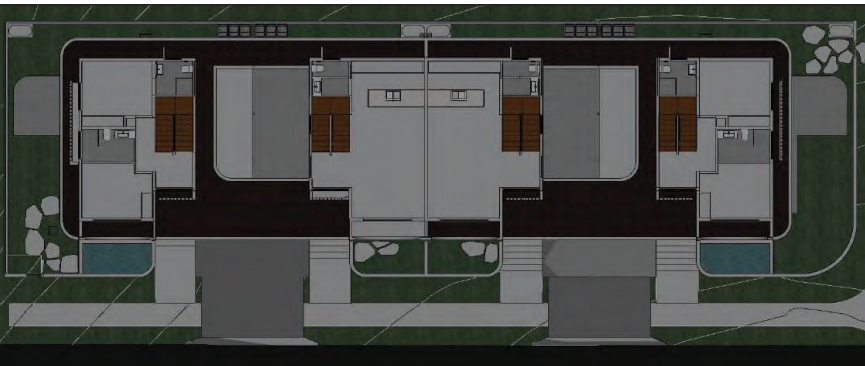
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	REV	DATE	DESCRIPTION		Client TOJO PROPERTY DEVELOPMENTS							





9AM



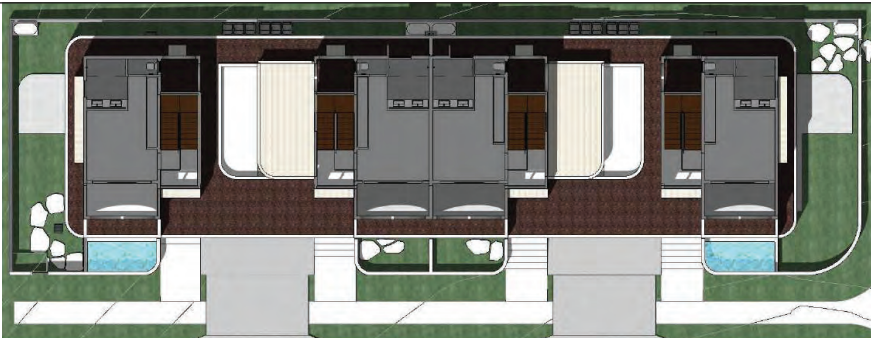
12PM



3PM



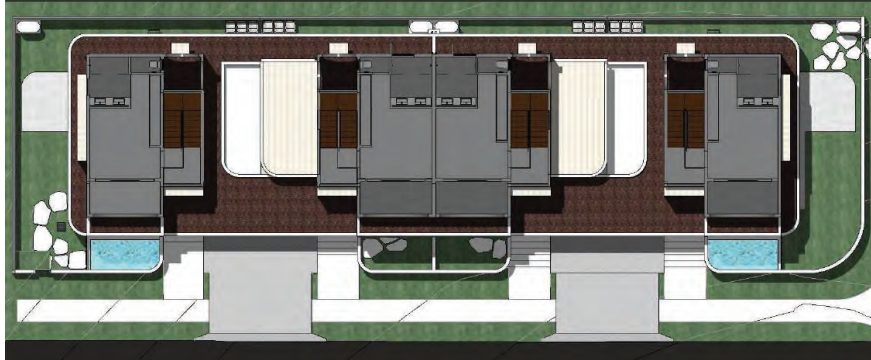
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1PM



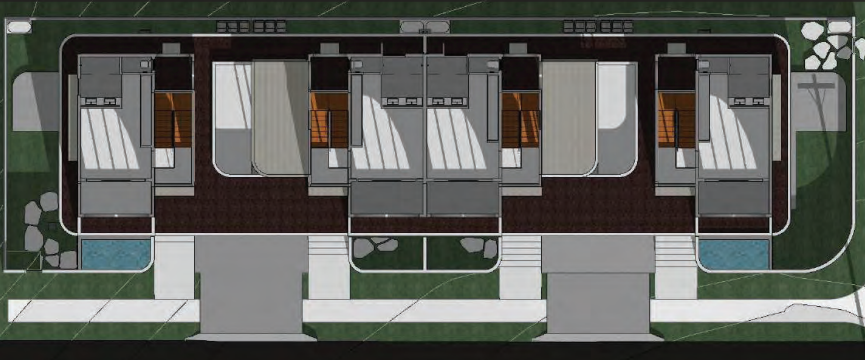
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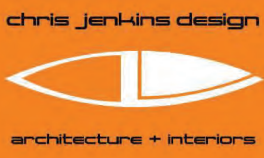
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2PM



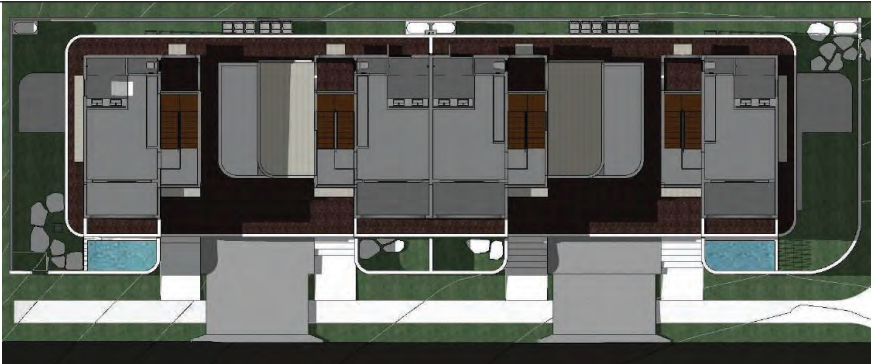
5PM

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	REV	DATE	DESCRIPTION			Drawn BB	Scale AS SHOWN @ A2	Date 29/05/2025	Dwg No. DA22 Revision





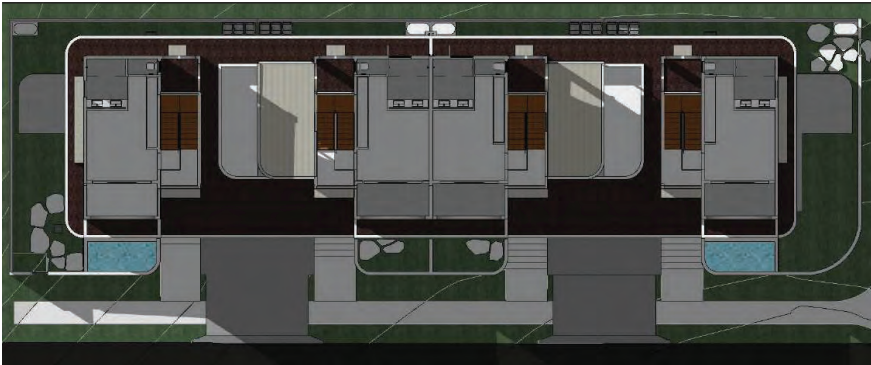
9AM



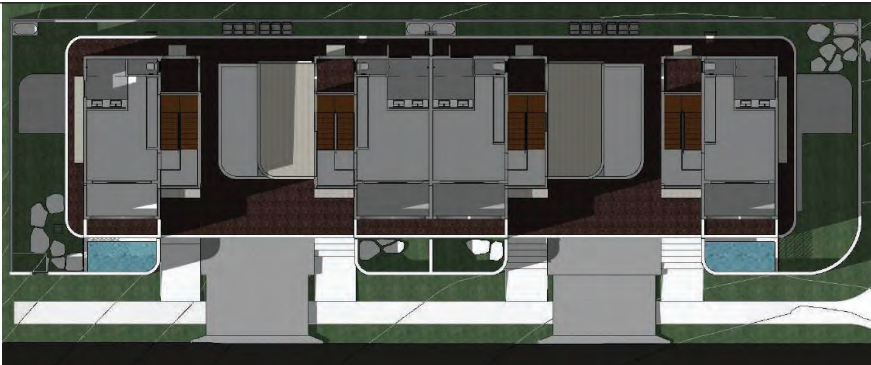
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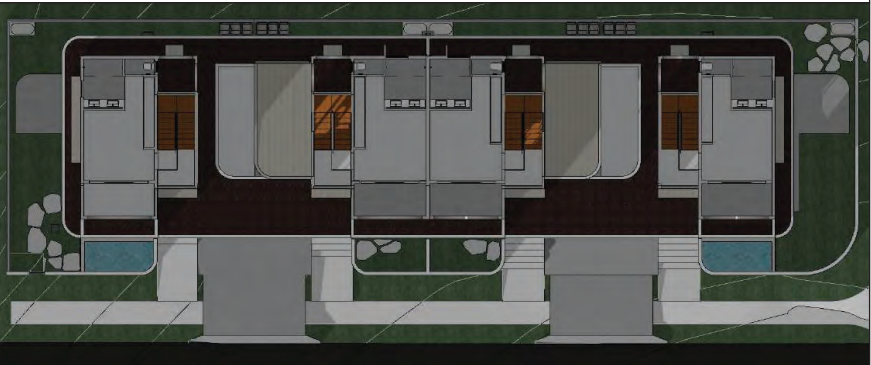
3PM



10AM



1PM



4PM




11AM



2PM




5PM

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							Drawn	BB	Scale	AS SHOWN @ A2	Date	29/05/2025	Dwg No.	DA23				
							Client	TOJO PROPERTY DEVELOPMENTS					Checked	Project Number		2108	Revision	
		REV	DATE		DESCRIPTION													

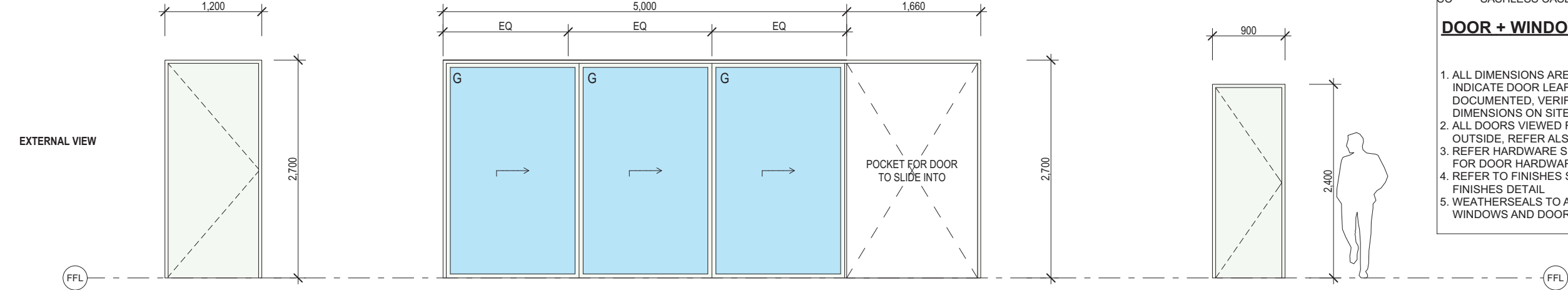




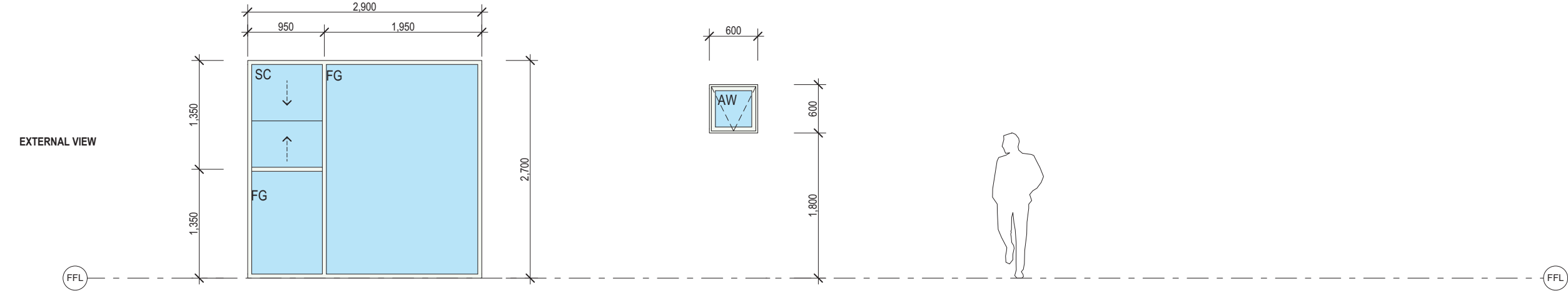
LEGEND:	
CEG	COLORBOND DOVER WHITE GUTTER
CSR	COLORBOND DOVER WHITE ROOFING
PAD	CLEAR ANODISED ALUMINIUM DOORS
PAW	CLEAR ANODISED ALUMINIUM WINDOWS
PPC	PRECAST CONCRETE PANELS PAINTED
	DULUX WHITE ON WHITE
TT	TRAVERTINE TILES
CONC.	CONCRETE DRIVEWAY

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							Drawn	BB	Scale	AS SHOWN @ A2	Date	29/05/2025	Dwg No.	DA24	
							Checked		Project Number				2108	Revision	<div></div>
	REV	DATE	DESCRIPTION		Client TOJO PROPERTY DEVELOPMENTS										

GROUND FLOOR



WINDOW/DOOR ID	D1.01	D1.03	D1.05	WINDOW / DOOR ID
TYPE	HINGED DOOR	SLIDING STACKING DOOR	HINGED DOOR	TYPE
AREA (m2)	3.24	13.50	2.16	AREA
GLAZING/LEAF				GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	HINGED DOOR KEY LOCK	SLIDING DOOR MORTISE LOCK & D PULL	HINGED DOOR KEY LOCK	HARDWARE
SCREEN	N/A	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN




WINDOW/DOOR ID	W1.02	W1.06	WINDOW / DOOR ID
TYPE	FIXED PANEL + ANEETA SASHLESS CASEMENT WINDOW	AWNING WINDOW	TYPE
AREA (m2)	7.83	0.36	AREA
GLAZING/LEAF			GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE		AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

02.55

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REV	DATE	DESCRIPTION

chris jenkins design



architecture + interiors

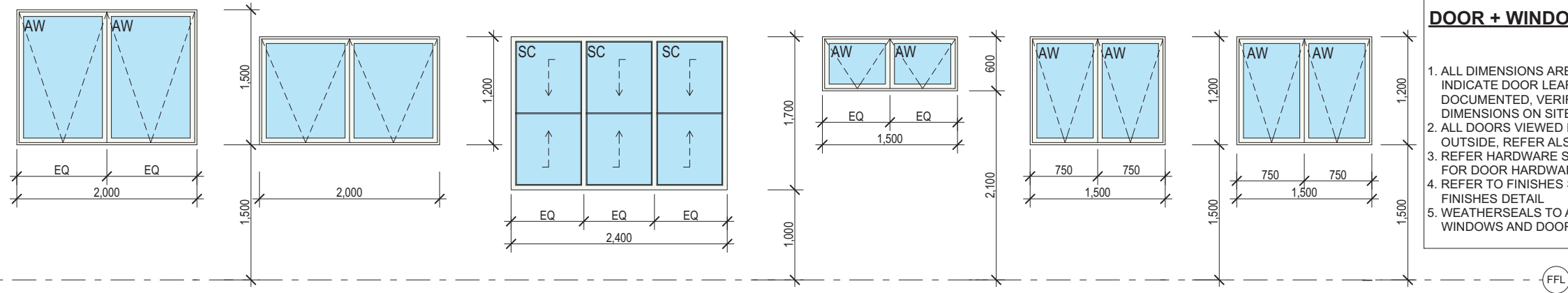
Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444  
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
UNIT 11A WINDOW + DOOR SCHEDULE GROUND FLOOR

Drawn BB	Scale AS SHOWN @ A3	Date 29/05/2025	Dwg No. GD01
Checked	Project Number 2108	Revision	

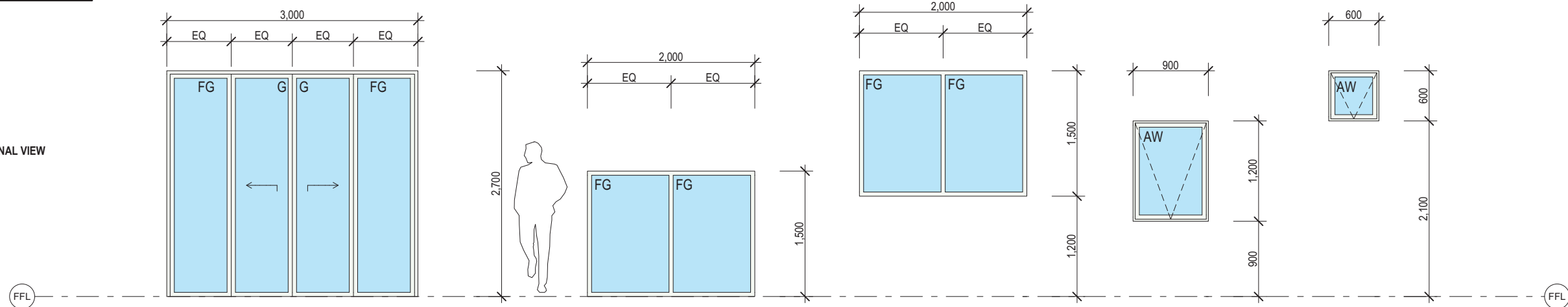
EXTERNAL

FFL



WINDOW/DOOR ID	W2.01	W2.01A	W2.03	W2.04	W2.05	W2.05A	WINDOW / DOOR ID
TYPE	AWNING WINDOW		ANEETA SASHLESS CASEMENT WINDOWS	AWNING WINDOW	AWNING	AWNING	TYPE
AREA (m2)	3.00	2.40	4.08	0.90	1.80	1.80	AREA
GLAZING/LEAF							GLAZING/LEAF
FRAME	ALUMINIUM		ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED		POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	AWNING WINDOW WINDER			AWNING WINDOW WINDER	AWNING WINDOW WINDER	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH		ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

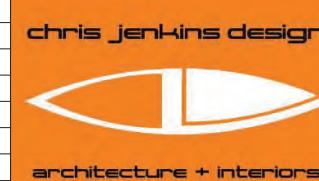
### EXTERNAL VIEW



WINDOW/DOOR ID	D3.02	W3.01	W3.01A	W3.03	W3.03A	WINDOW / DOOR ID
TYPE	SLIDING DOOR	FIXED	FIXED	AWNING	AWNING	TYPE
AREA (m2)	8.10	3.00	3.00	1.08	0.36	AREA
GLAZING/LEAF						GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	SLIDING DOOR MORTISE LOCK & D PULL	N/A	N/A	AWNING WINDOW WINDER	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	N/A	N/A	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN



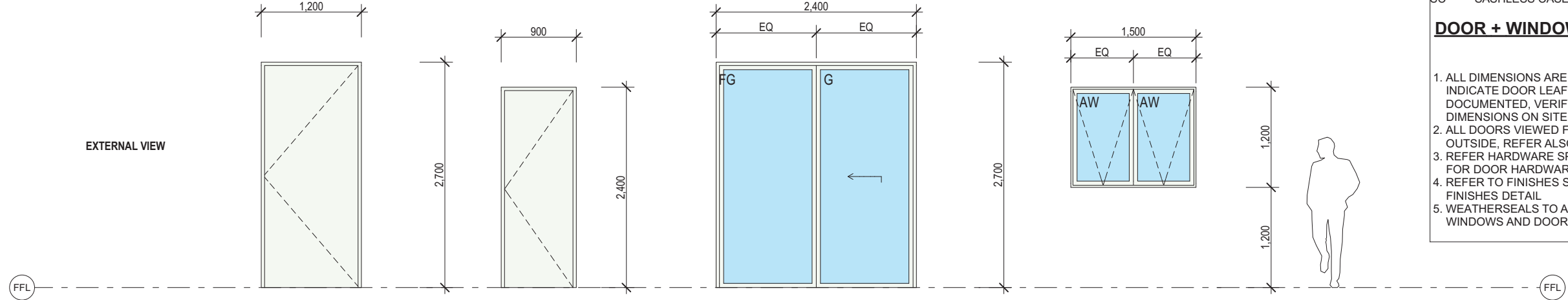
A	24/10/2024	W2.06 REMOVED & W2.05A ADDED
REV	DATE	DESCRIPTION



Drawing Title <b>UNIT 11A WINDOW + DOOR SCHEDULE 1ST AND 2ND FLOOR</b>			
Drawn	<b>BB</b>	Scale <b>AS SHOWN @ A3</b>	Date 29/05/2025
Checked		Project Number	Dwg No.
		2108	<b>GD02</b> Revision <b>A</b>



GROUND FLOOR



LEGEND

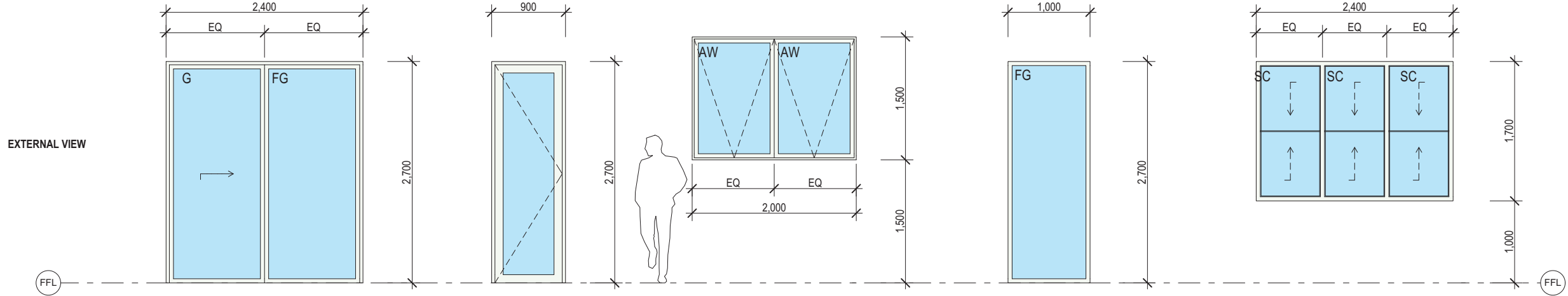
FG FIXED GLAZING  
G GLAZING  
AW AWNING WINDOW  
SC SASHLESS CASEMENT

DOOR + WINDOW NOTES

1. ALL DIMENSIONS ARE NOMINAL AND INDICATE DOOR LEAF SIZES AS DOCUMENTED, VERIFY ALL DIMENSIONS ON SITE
2. ALL DOORS VIEWED FROM THE OUTSIDE, REFER ALSO TO PLANS
3. REFER HARDWARE SPECIFICATION FOR DOOR HARDWARE
4. REFER TO FINISHES SCHEDULE FOR FINISHES DETAIL
5. WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS

WINDOW/DOOR ID	D1.01	D1.02	D1.03	W1.05	WINDOW / DOOR ID
TYPE	HINGED DOOR	HINGED DOOR	SLIDING STACKING DOOR	AWNING / FIXED	TYPE
AREA (m2)	3.24	2.16	6.48	1.80	AREA
GLAZING/LEAF					GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	HINGED DOOR KEY LOCK	HINGED DOOR KEY LOCK	SLIDING DOOR MORTISE LOCK & D PULL	AWNING WINDOW WINDER	HARDWARE
SCREEN	N/A	N/A	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

FIRST FLOOR



WINDOW/DOOR ID	D2.01	D2.04	W2.01	W2.01A	W2.02	WINDOW / DOOR ID
TYPE	SLIDING DOOR	HINGED DOOR	AWNING WINDOW	FIXED	ANEETA SASHLESS CASEMENT WIDNOWS	TYPE
AREA (m2)	6.48	2.43	3.00	2.70	4.08	AREA
GLAZING/LEAF						GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	SLIDING DOOR MORTISE LOCK & D PULL	HINGED DOOR KEY LOCK	AWNING WINDOW WINDER	N/A		HARDWARE
SCREEN	ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	N/A	ALUMINIUM MESH	SCREEN

02.55

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B	09/05/2025	W2.05 REMOVED & D2.04 ADDED
A	24/10/2024	W1.06 REMOVED
REV	DATE	DESCRIPTION

chris jenkins design

architecture + interiors

Project

CARRAMAR

11 HOME STREET

PORT MACQUARIE, 2444

Client

TOJO PROPERTY DEVELOPMENTS

Drawing Title

UNIT 11B WINDOW + DOOR SCHEDULE GROUND & 1ST FLOOR

Drawn	BB	Scale	AS SHOWN @ A3	Date	29/05/2025	Dwg No.
Checked		Project Number				

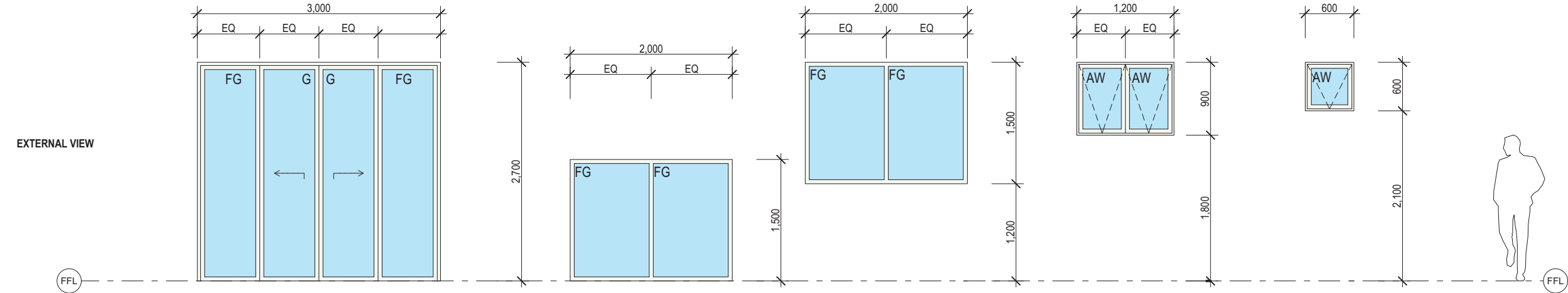
2108

GD03

Revision

B

SECOND FLOOR



WINDOW/DOOR ID	D3.02	W3.01	W3.01A	W3.03	W3.03A	WINDOW / DOOR ID
TYPE	SLIDING DOOR	FIXED	FIXED	AWNING / FIXED	AWNING	TYPE
AREA (m2)	8.10	3.00	3.00	1.08	0.36	AREA
GLAZING/LEAF						GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	SLIDING DOOR MORTISE LOCK & D PULL	N/A	N/A	AWNING WINDOW WINDER	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	N/A	N/A	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

**LEGEND**

FG    FIXED GLAZING  
G    GLAZING  
AW    AWNING WINDOW  
SC    SASHLESS CASEMENT

**DOOR + WINDOW NOTES**

1. ALL DIMENSIONS ARE NOMINAL AND INDICATE DOOR LEAF SIZES AS DOCUMENTED, VERIFY ALL DIMENSIONS ON SITE  
2. ALL DOORS VIEWED FROM THE OUTSIDE, REFER ALSO TO PLANS  
3. REFER HARDWARE SPECIFICATION FOR DOOR HARDWARE  
4. REFER TO FINISHES SCHEDULE FOR FINISHES DETAIL  
5. WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS

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REV	DATE	DESCRIPTION

chris jenkins design

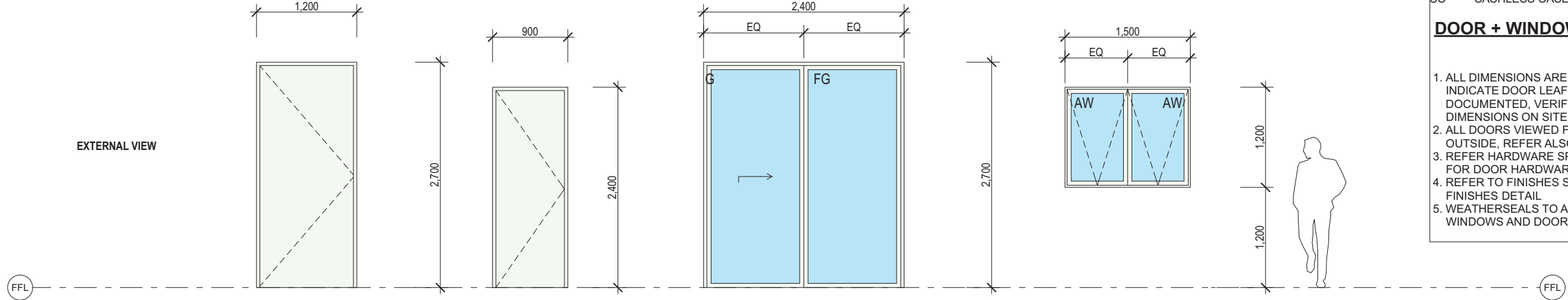
architecture + interiors

Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444  
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
UNIT 11B WINDOW + DOOR SCHEDULE 2ND FLOOR

Drawn BB	Scale AS SHOWN @ A3	Date 29/05/2025	Dwg No. GD04
Checked	Project Number 2108	Revision	

GROUND FLOOR



LEGEND

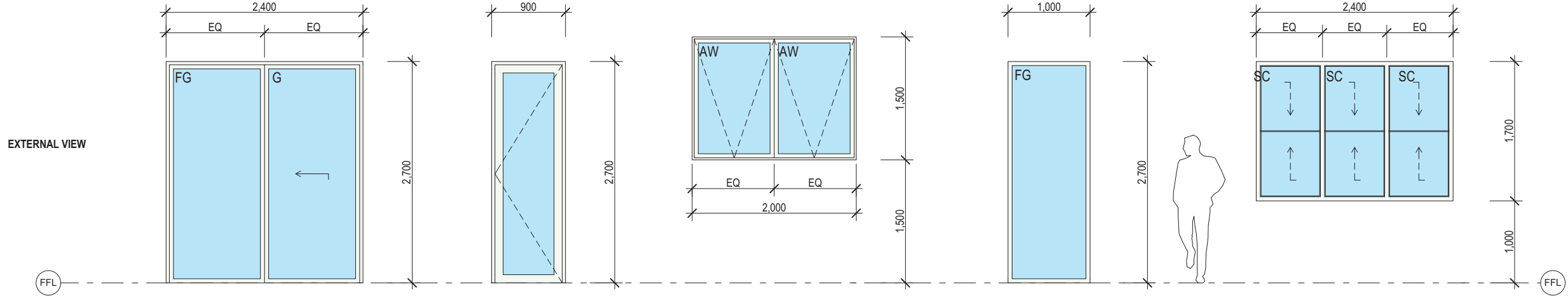
FG FIXED GLAZING  
G GLAZING  
AW AWNING WINDOW  
SC SASHLESS CASEMENT

DOOR + WINDOW NOTES

1. ALL DIMENSIONS ARE NOMINAL AND INDICATE DOOR LEAF SIZES AS DOCUMENTED, VERIFY ALL DIMENSIONS ON SITE
2. ALL DOORS VIEWED FROM THE OUTSIDE, REFER ALSO TO PLANS
3. REFER HARDWARE SPECIFICATION FOR DOOR HARDWARE
4. REFER TO FINISHES SCHEDULE FOR FINISHES DETAIL
5. WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS

WINDOW/DOOR ID	D1.01	D1.02	D1.03	W1.05	WINDOW / DOOR ID
TYPE	HINGED DOOR	HINGED DOOR	SLIDING STACKING DOOR	AWNING / FIXED	TYPE
AREA (m2)	3.24	2.16	6.48	1.80	AREA
GLAZING/LEAF					GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	HINGED DOOR KEY LOCK	HINGED DOOR KEY LOCK	SLIDING DOOR MORTISE LOCK & D PULL	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

FIRST FLOOR



WINDOW/DOOR ID	D2.01	D2.04	W2.01	W2.01A	W2.02	WINDOW / DOOR ID
TYPE	SLIDING DOOR	HINGED DOOR	AWNING	FIXED	ANEETA SASHKESS CASEMENT WINDOWS	TYPE
AREA (m2)	6.48	2.43	3.00	2.70	4.08	AREA
GLAZING/LEAF						GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	SLIDING DOOR MORTISE LOCK & D PULL	HINGED DOOR KEY LOCK	AWNING WINDOW WINDER	N/A		HARDWARE
SCREEN	ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	N/A	ALUMINIUM MESH	SCREEN

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B	09/05/2025	W2.05 REMOVED & D2.04 ADDED
A	24/10/2024	W1.06 REMOVED
REV	DATE	DESCRIPTION

chris jenkins design

architecture + interiors

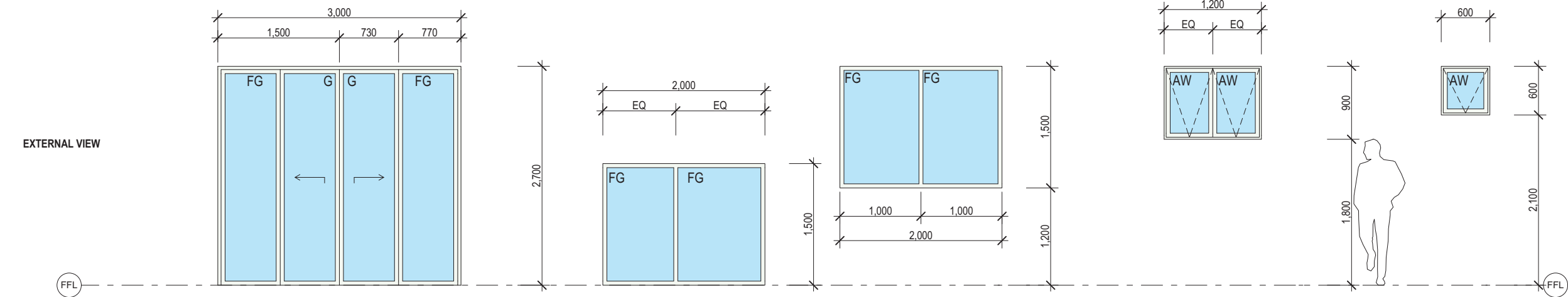
Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444

Client  
TOJO PROPERTY  
DEVELOPMENTS

Drawing Title  
UNIT 11C WINDOW + DOOR SCHEDULE GROUND & 1ST FLOOR

Drawn BB	Scale AS SHOWN @ A3	Date 29/05/2025	Dwg No. GD05
Checked	Project Number 2108	Revision B	

SECOND FLOOR



WINDOW/DOOR ID	D3.02	W3.01	W3.01A	W3.03	W3.03A	WINDOW / DOOR ID
TYPE	SLIDING DOOR	FIXED	FIXED	AWNING	AWNING	TYPE
AREA (m2)	8.10	3.00	3.00	1.08	0.36	AREA
GLAZING/LEAF						GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	SLIDING DOOR MORTISE LOCK & D PULL	N/A	N/A	AWNING WINDOW WINDER	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	N/A	N/A	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

**LEGEND**

FG

G

AW

SC

FIXED GLAZING

GLAZING

AWNING WINDOW

SASHLESS CASEMENT

**DOOR + WINDOW NOTES**

1. ALL DIMENSIONS ARE NOMINAL AND INDICATE DOOR LEAF SIZES AS DOCUMENTED, VERIFY ALL DIMENSIONS ON SITE

2. ALL DOORS VIEWED FROM THE OUTSIDE, REFER ALSO TO PLANS

3. REFER HARDWARE SPECIFICATION FOR DOOR HARDWARE

4. REFER TO FINISHES SCHEDULE FOR FINISHES DETAIL


5. WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS

02.55

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REV	DATE	DESCRIPTION

chris jenkins design



architecture + interiors

Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444  
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
UNIT 11C WINDOW + DOOR SCHEDULE 2ND FLOOR

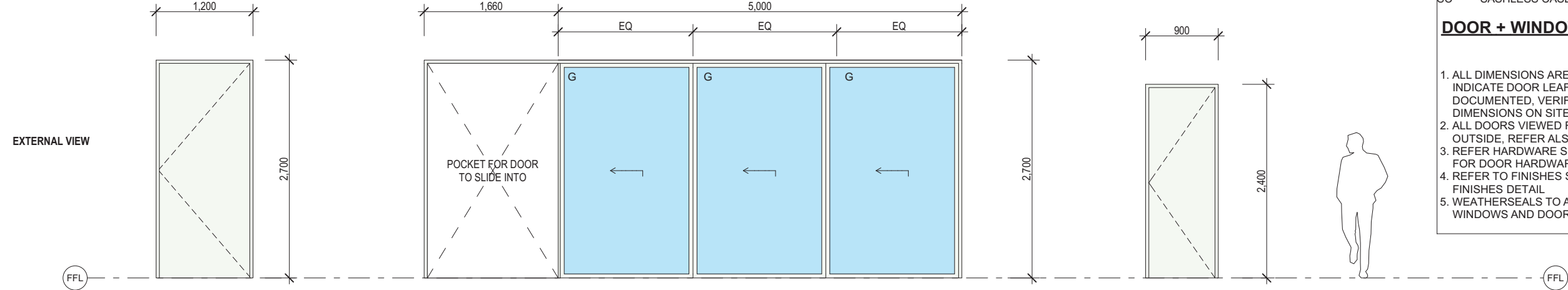
Drawn BB	Scale AS SHOWN @ A3	Date 29/05/2025	Dwg No. GD06
Checked	Project Number 2108	Revision	

Port Macquarie-Hastings Council | Development Assessment Panel | 18 June 2025

Page 97



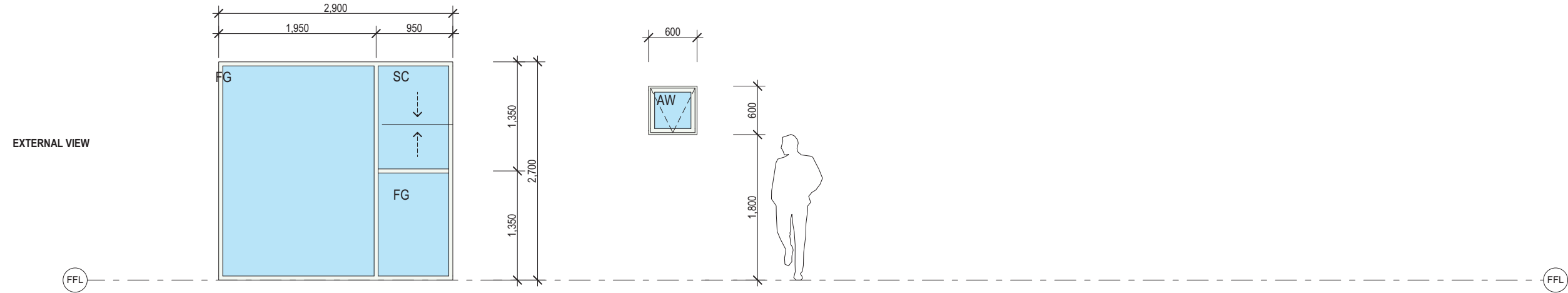
GROUND FLOOR



**LEGEND**  
FG    FIXED GLAZING  
G    GLAZING  
AW    AWNING WINDOW  
SC    SASHLESS CASEMENT

**DOOR + WINDOW NOTES**  
1. ALL DIMENSIONS ARE NOMINAL AND INDICATE DOOR LEAF SIZES AS DOCUMENTED, VERIFY ALL DIMENSIONS ON SITE  
2. ALL DOORS VIEWED FROM THE OUTSIDE, REFER ALSO TO PLANS  
3. REFER HARDWARE SPECIFICATION FOR DOOR HARDWARE  
4. REFER TO FINISHES SCHEDULE FOR FINISHES DETAIL  
5. WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS

WINDOW/DOOR ID	D1.01	D1.03	D1.05	WINDOW / DOOR ID
TYPE	HINGED DOOR + SIDELITE	SLIDING STACKER DOOR	HINGED DOOR	TYPE
AREA (m2)	3.24	13.50	2.16	AREA
GLAZING/LEAF				GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	HINGED DOOR KEY LOCK	SLIDING DOOR MORTISE LOCK & D PULL	HINGED DOOR KEY LOCK	HARDWARE
SCREEN	N/A	ALUMINIUM MESH	N/A	SCREEN




WINDOW/DOOR ID	W1.02	W1.06	WINDOW / DOOR ID
TYPE	FIXED PANEL + ANEETA SASHLESS CASEMENT WINDOW	AWNING	TYPE
AREA (m2)	7.83	0.36	AREA
GLAZING/LEAF			GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE		AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

02.55

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REV	DATE	DESCRIPTION

chris jenkins design



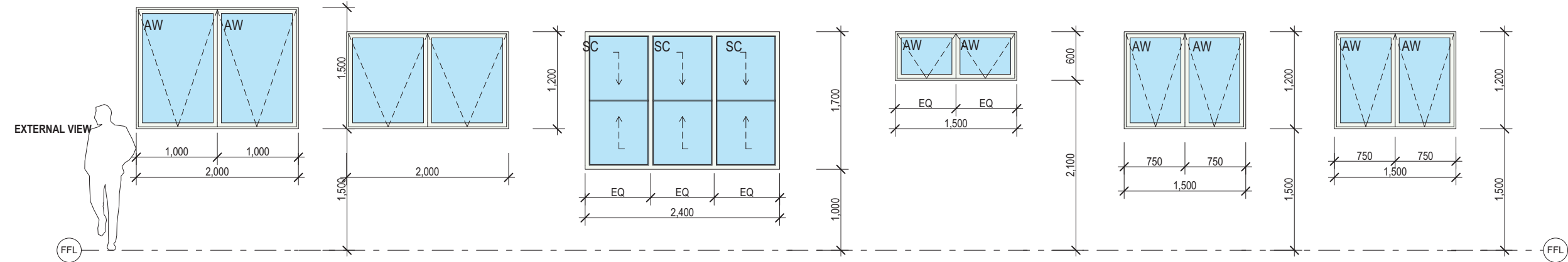
architecture + interiors

Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444  
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
UNIT 11D WINDOW + DOOR SCHEDULE GROUND FLOOR

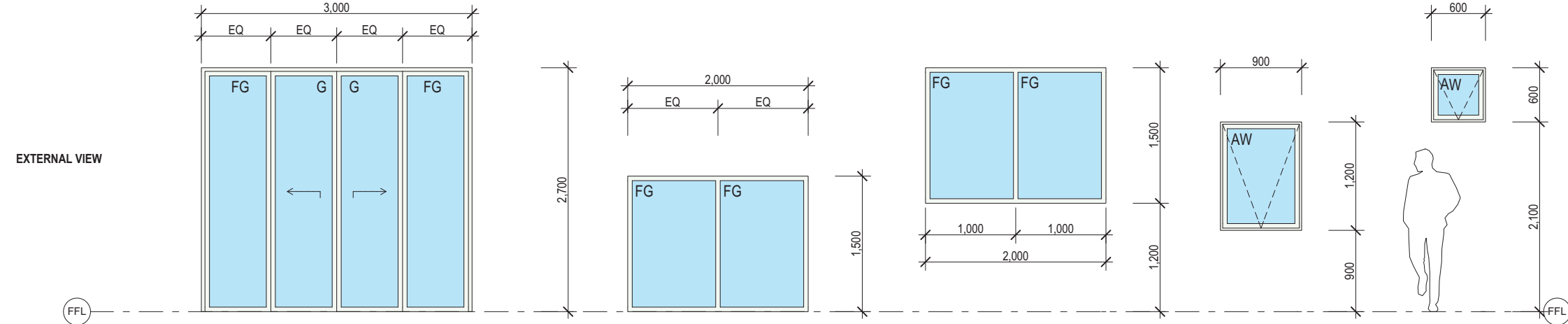
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Checked		Project Number	2108		Revision		

FIRST FLOOR



WINDOW/DOOR ID	W2.01	W2.01A	W2.03	W2.04	W2.05	W2.05A	WINDOW / DOOR ID
TYPE	AWNING		ANEETA SASHLESS CASEMENT WINDOW	AWNING	AWNING	AWNING	TYPE
AREA (m2)	3.00	2.40	4.08	0.90	1.80	1.80	AREA
GLAZING/LEAF							GLAZING/LEAF
FRAME	ALUMINIUM		ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED		POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	AWNING WINDOW WINDER			AWNING WINDOW WINDER	AWNING WINDOW WINDER	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH		ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

SECOND FLOOR



**LEGEND**

FG FIXED GLAZING  
G GLAZING  
AW AWNING WINDOW  
SC SASHLESS CASEMENT

**DOOR + WINDOW NOTES**

1. ALL DIMENSIONS ARE NOMINAL AND INDICATE DOOR LEAF SIZES AS DOCUMENTED, VERIFY ALL DIMENSIONS ON SITE  
2. ALL DOORS VIEWED FROM THE OUTSIDE, REFER ALSO TO PLANS  
3. REFER HARDWARE SPECIFICATION FOR DOOR HARDWARE  
4. REFER TO FINISHES SCHEDULE FOR FINISHES DETAIL  
5. WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS


WINDOW/DOOR ID	D3.02	W3.01	W3.01A	W3.03	W3.03A	WINDOW / DOOR ID
TYPE	SLIDING DOOR	FIXED	FIXED	AWNING	AWNING	TYPE
AREA (m2)	8.10	3.00	3.00	1.08	0.36	AREA
GLAZING/LEAF						GLAZING/LEAF
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	FRAME
FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	FINISH
HARDWARE	SLIDING DOOR MORTISE LOCK & D PULL	N/A	N/A	AWNING WINDOW WINDER	AWNING WINDOW WINDER	HARDWARE
SCREEN	ALUMINIUM MESH	N/A	N/A	ALUMINIUM MESH	ALUMINIUM MESH	SCREEN

0 2.5 5

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A	24/10/2024	W2.06 REMOVED & W2.05A ADDED
REV	DATE	DESCRIPTION

chris jenkins design



architecture + interiors

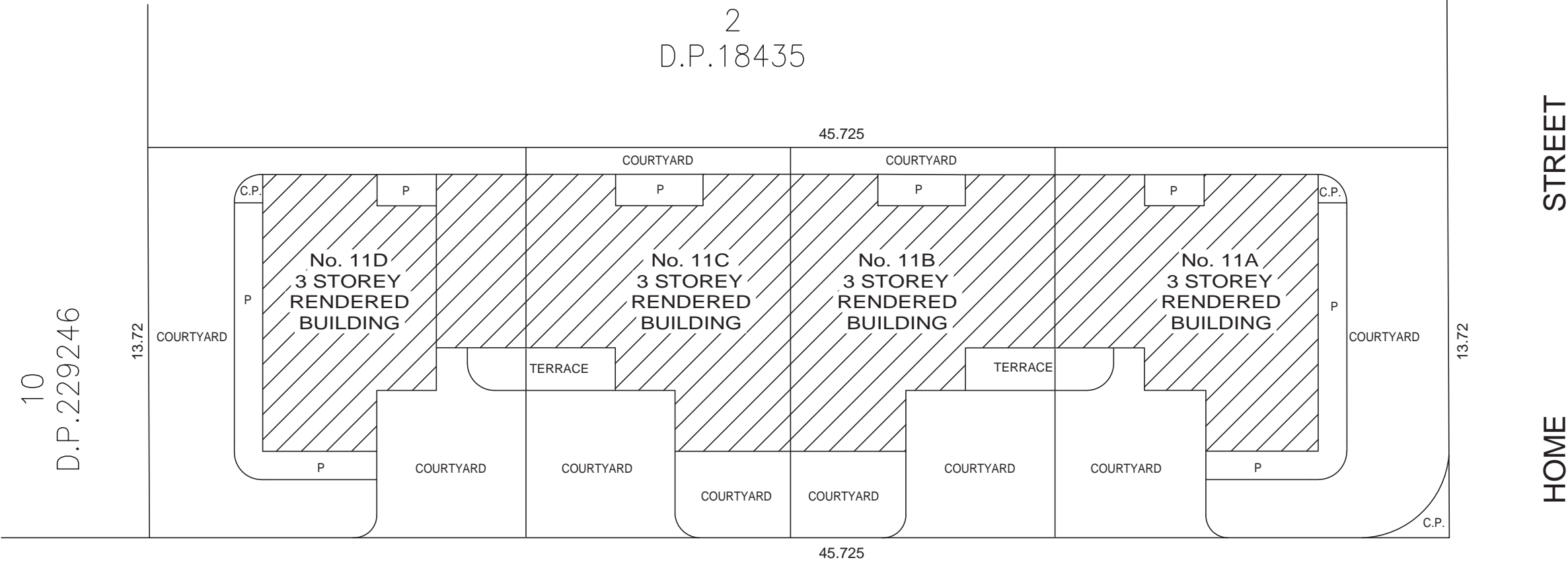
Project  
CARRAMAR  
11 HOME STREET  
PORT MACQUARIE, 2444  
Client  
TOJO PROPERTY DEVELOPMENTS

Drawing Title  
**UNIT 11D WINDOW + DOOR SCHEDULE 1ST AND 2ND FLOOR**

Drawn	BB	Scale	AS SHOWN @ A3	Date	29/05/2025	Dwg No.
Checked		Project Number				

2108

GD08  
Revision A



LOCATION PLAN

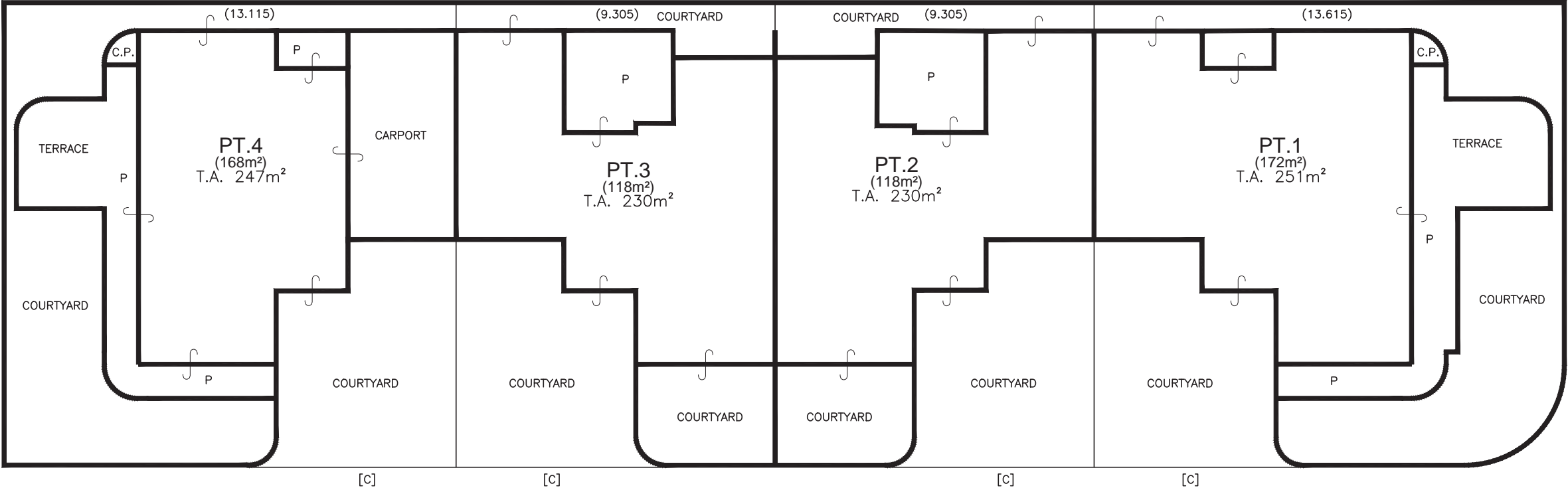
C.P. - DENOTES COMMON PROPERTY  
P - DENOTES PATIO  
  
AREAS HAVE BEEN CALCULATED FROM CAD FILES PREPARED BY CHRIS JENKINS DESIGN - ARCHITECTS AND ARE SUBJECT TO SURVEY

UPON COMPLETION OF THE BUILDINGS.  
  
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

DRAFT  
10th June, 2025

  
SURVEYORS | CIVIL ENGINEERS | PLANNERS  
Hopkins Consultants Pty Ltd ABN 27 055 060 878 PO Box 1556 Port Macquarie NSW 2444  
T: 02 6583 6722 E: admin@hopcon.com.au W: www.hopkinsconsultants.com.au

SURVEYOR Name: Date: Reference: 8069	PLAN OF SUBDIVISION OF LOT 1 D.P.335428	L.G.A. : PORT MACQUARIE-HASTINGS Locality : PORT MACQUARIE Reduction Ratio 1:150 Lengths are in metres.	Registered	SP
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GROUND

C - DENOTES LOT BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY  
C.P. - DENOTES COMMON PROPERTY  
P - DENOTES PATIO

COURTYARDS ARE LIMITED IN HEIGHT TO 10 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BUILDING OF THE RESPECTIVE LOT ON THE GROUND FLOOR EXCEPT WHERE COVERED AND WITHIN THIS HEIGHT LIMIT AND WHERE NOT CONCRETE PAVED ARE LIMITED TO A DEPTH OF 5 BELOW THAT SURFACE.

AREAS HAVE BEEN CALCULATED FROM CAD FILES PREPARED BY CHRIS JENKINGS DESIGN - ARCHITECTS PTY. LTD. AND ARE SUBJECT TO SURVEY UPON COMPLETION OF THE BUILDINGS.

PLANS USED: DA05 DATED 20/11/2023  
DATE RECEIVED : 21/11/2023

MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

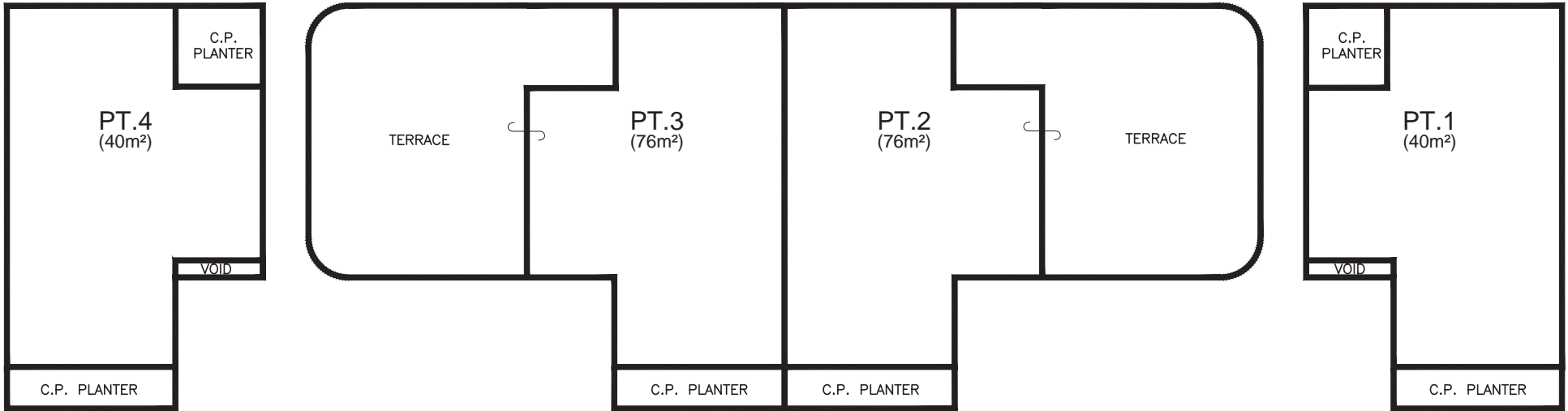
AREAS ARE APPROXIMATE

DRAFT  
10th June, 2025



Hopkins Consultants Pty Ltd ABN 27 055 060 878 PO Box 1556 Port Macquarie NSW 2444  
T: 02 6583 6722 E: admin@hopcon.com.au W: www.hopkinsconsultants.com.au

SURVEYOR Name: Date: Reference: 8069	PLAN OF SUBDIVISION OF LOT 1 D.P.335428	L.G.A. : PORT MACQUARIE-HASTINGS Locality : PORT MACQUARIE Reduction Ratio 1:125 Lengths are in metres.	Registered	SP
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FIRST FLOOR

C.P. - DENOTES COMMON PROPERTY

TERRACES AND LAWNS ARE LIMITED IN HEIGHT TO 10 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BUILDING OF THE RESPECTIVE LOT ON THE GROUND FLOOR EXCEPT WHERE COVERED AND WITHIN THIS HEIGHT LIMIT AND WHERE NOT CONCRETE PAVED ARE LIMITED TO A DEPTH OF 5 BELOW THAT SURFACE.

AREAS HAVE BEEN CALCULATED FROM CAD FILES PREPARED BY CHRIS JENKINGS DESIGN - ARCHITECTS PTY. LTD. AND ARE SUBJECT TO SURVEY UPON COMPLETION OF THE BUILDINGS.

PLANS USED: DA06 DATED 20/11/2023  
DATE RECEIVED : 21/11/2023

MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

AREAS ARE APPROXIMATE

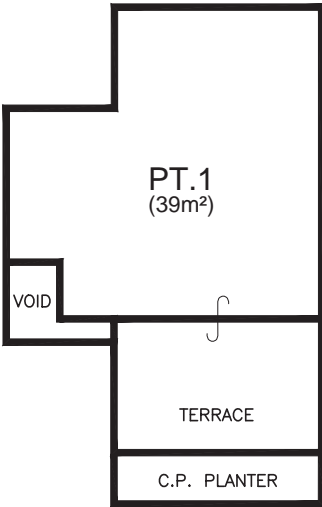
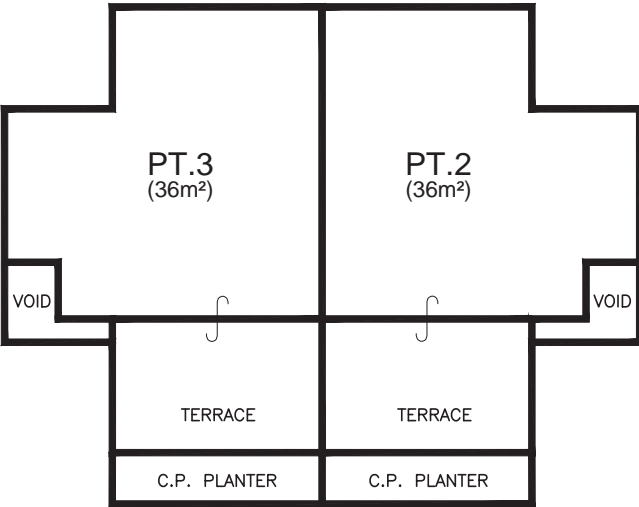
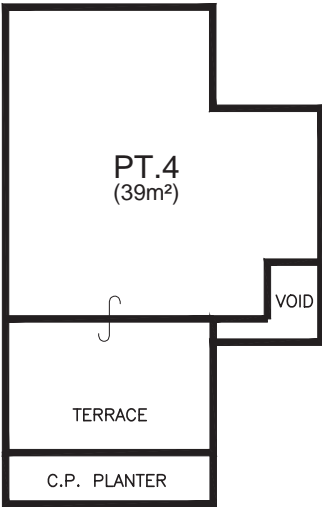
**DRAFT**  
**10th June, 2025**



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T: 02 6583 6722 E: admin@hopcon.com.au W: www.hopkinsconsultants.com.au

<b>SURVEYOR</b>  Name:  Date:  Reference: 8069	<b>PLAN OF</b>  SUBDIVISION OF LOT 1 D.P.335428	L.G.A. : PORT MACQUARIE-HASTINGS  Locality : PORT MACQUARIE  Reduction Ratio 1:125  Lengths are in metres.	Registered	<b>SP</b>
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SECOND FLOOR

C.P. - DENOTES COMMON PROPERTY

TERRACES ARE LIMITED IN HEIGHT TO 10 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BUILDING OF THE RESPECTIVE LOT ON THE GROUND FLOOR EXCEPT WHERE COVERED AND WITHIN THIS HEIGHT LIMIT AND WHERE NOT CONCRETE PAVED ARE LIMITED TO A DEPTH OF 5 BELOW THAT SURFACE.

AREAS HAVE BEEN CALCULATED FROM CAD FILES PREPARED BY CHRIS JENKINGS DESIGN - ARCHITECTS PTY. LTD. AND ARE SUBJECT TO SURVEY UPON COMPLETION OF THE BUILDINGS.

PLANS USED: DA07 DATED 20/11/2023  
DATE RECEIVED : 21/11/2023

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AREAS ARE APPROXIMATE

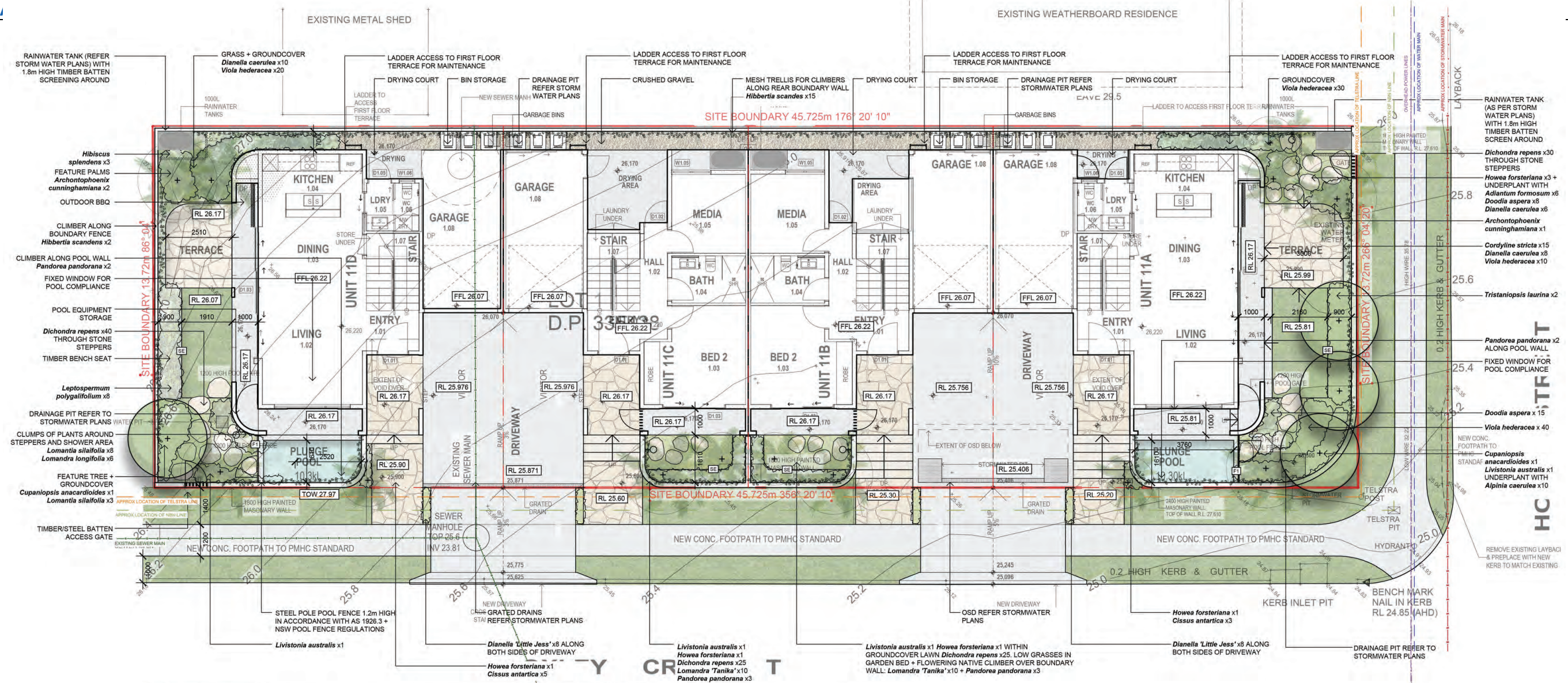
DRAFT  
10th June, 2025



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T: 02 6583 6722 E: admin@hopcon.com.au W: www.hopkinsconsultants.com.au

<p>SURVEYOR</p> <p>Name:</p> <p>Date:</p> <p>Reference: 8069</p>	<p>PLAN OF</p> <p>SUBDIVISION OF LOT 1 D.P.335428</p>	<p>L.G.A. : PORT MACQUARIE-HASTINGS</p> <p>Locality : PORT MACQUARIE</p> <p>Reduction Ratio 1:125</p> <p>Lengths are in metres.</p>	<p>Registered</p>	<p>SP</p>
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PROPOSED PLANTING SCHEDULE						
Botanical Name	Common Name	Approx Mature Height	Approx mature Width	Plant Cts	Pot Size	Qty
<b>Palms/Trees</b>						
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	15m	5m	As plan	75L	2
<i>Cupaniopsis anacardioides</i>	Tuckeroo	8m	6m	As plan	75L	2
<i>Howea forsteriana</i>	Kentia Palm	10m	4m	As plan	75L	7
<i>Livistonia australis</i>	Cabbage Fan Palm	25m	5m	As plan	100L	3
<i>Tristanopsis laurina</i>	Water Gum	8m	5m	As plan	75L	2
<b>Screen Plantings</b>						
<i>Alpinia caerulea</i>	Native Ginger	2m	1m	800mm	300mm	10
<i>Cordylina stricta</i>	Narrow Palm Lily	3m	2m	600mm	300mm	15
<i>Hibiscus splendens</i>	Pink Hibiscus	3m	2m	900mm	300mm	3
<i>Leptospermum polygalifolium</i>	Tea Tree	3m	3m	900mm	300mm	8
<b>Shrub/Grass Plantings</b>						
<i>Adiantum formosum</i>	Blackstem	500mm	500mm	500mm	140mm	6
<i>Dianella caerulea</i>	Paroo Lily	400mm	300mm	450mm	140mm	25
<i>Dianella 'Little Jess'</i>	Little Jess	300mm	300mm	450mm	140mm	16
<i>Doodia aspera</i>	Rasp Fern	500mm	500mm	500mm	140mm	23
<i>Lomandra longifolia</i>	Spiny Head Rush	500mm	500mm	450mm	200mm	6
<i>Lomandra 'Tanika'</i>	Dwarf Mat Rush	400mm	400mm	500mm	140mm	20
<i>Lomandra silaifolia</i>	Crinkle Bush	1m	1m	600mm	200mm	11
<b>Groundcover and Climbing Plantings</b>						
<i>Cissus antarctica</i>	Kangaroo Vine	Spreading	Spreading	500mm	140mm	8
<i>Dichondra repens</i>	Kidney Weed	Spreading	Spreading	300mm	140mm	120
<i>Hibbertia scandens</i>	Climbing	Climbing	Climbing	800mm	200mm	17
<i>Pandorea pandorana</i>	Wonga Vine	Climbing	Climbing	800mm	200mm	10
<i>Viola hederacea</i>	Native Viola	Spreading	Spreading	300mm	140mm	100

**LANDSCAPE MAINTENANCE**

NOTE: Landscape works are to be installed by a qualified, insured and suitably experienced landscape contractor, preferably a member of the LNA. Refer to link for further information <http://www.landscapemwact.com.au/>

- The landscaping shall be maintained actively and regularly for a period of 12 weeks commencing from the date of practical completion.

- Ensure plantings do not breach 'no climb zone' regulations where there is interfaces with pool fencing

The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants
- Pruning
- Ensuring consistent control of any invasive weeds
- Insect and pest control
- Fertilising
- Maintaining mulch & gravel
- Watering and monitoring/adjusting of irrigation systems
- Cleaning of the surrounding hardstand areas.

**WATERING**

- All planting to receive watering for at least the first 2 growing seasons. After this period, irrigation systems to be reviewed

- Hand watering during initial establishment period to ensure juvenile plants do not dry out.

Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Summer extreme dryness

**PRUNING**

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all plantings

- Tip prune all shrubs/hedges to ensure full faces and dense growth habits. Do not allow to become overgrown or leggy

- Maintain adequate mulch levels (50mm depth) at all times ensuring not to choke the crown of the plants

Proactively replace perennials as normal life spans are reached to maintain vibrant planted areas at all times

**PESTICIDE TREATMENTS**

Monitor shrubs, grasses and groundcovers for signs of common pests/diseases (Mealy bug, Army worm, Psyllids etc) and treat as required

**FERTILISER**

Monitor watering and fertilising requirements throughout the seasons

'Dynamic lifter' and 'Blood and Bone' or similar approved organic fertilisers to be spread over planted areas in accordance with manufacturer's instructions. Contractor is to observe manufacturer's recommendations in regards to the suitable usage around native plant species. Carry out an application at planting stage and in September and in February annually after planting.

OR

For native/low phosphorus species: Osmocote® Plus Trace Elements: Native Gardens - apply 80g/ m2 slow release fertiliser Refer to manufacturer's spec.

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Description	Drawn	Check	Date
I	DEVELOPMENT APPLICATION	KS	LB	20.08.2025
H	DEVELOPMENT APPLICATION	KS	LB	08.05.2025
G	DEVELOPMENT APPLICATION	KS	LB	11.04.2024
F	DEVELOPMENT APPLICATION	KS	LB	09.04.2024
E	DEVELOPMENT APPLICATION	KS	LB	08.03.2024
D	UPDATED CONCEPT	KS	LB	30.01.2024
C	DEVELOPMENT APPLICATION	KS	LB	14.12.2023
B	DRAFT DEVELOPMENT APPLICATION	KS	LB	12.12.2023
A	DRAFT CONCEPT FOR REVIEW	KS	LB	13.11.2023

Proposed feature tree  
Refer key & notes

Proposed palm tree  
Refer key & notes

Planted areas  
Refer key & notes

Climber species planting

Lawn

Stone steps

Concrete

Crushed gravel

Paving

Walls

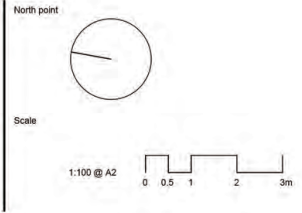
Steel garden edging

Fence type 1 - 1.2m H steel pole fence

Fence type 2 - 1m H balustrade

Outdoor shower

Site boundary



formed gardens  
design & construction  
354/20 Dwyer St  
Brookvale NSW 2100  
Australia  
Tel: (01 2) 8036 8660  
Email: [mail@formedgardens.com.au](mailto:mail@formedgardens.com.au)  
Web: [www.formedgardens.com.au](http://www.formedgardens.com.au)  
Formed Gardens Pty Ltd  
ABN 29 123 977 702

Client:  
**TOJO**  
**PROPERTY DEVELOPMENTS**

Project:  
**11 HOME ST**  
**PORT MACQUARIE**  
**NSW 2444**

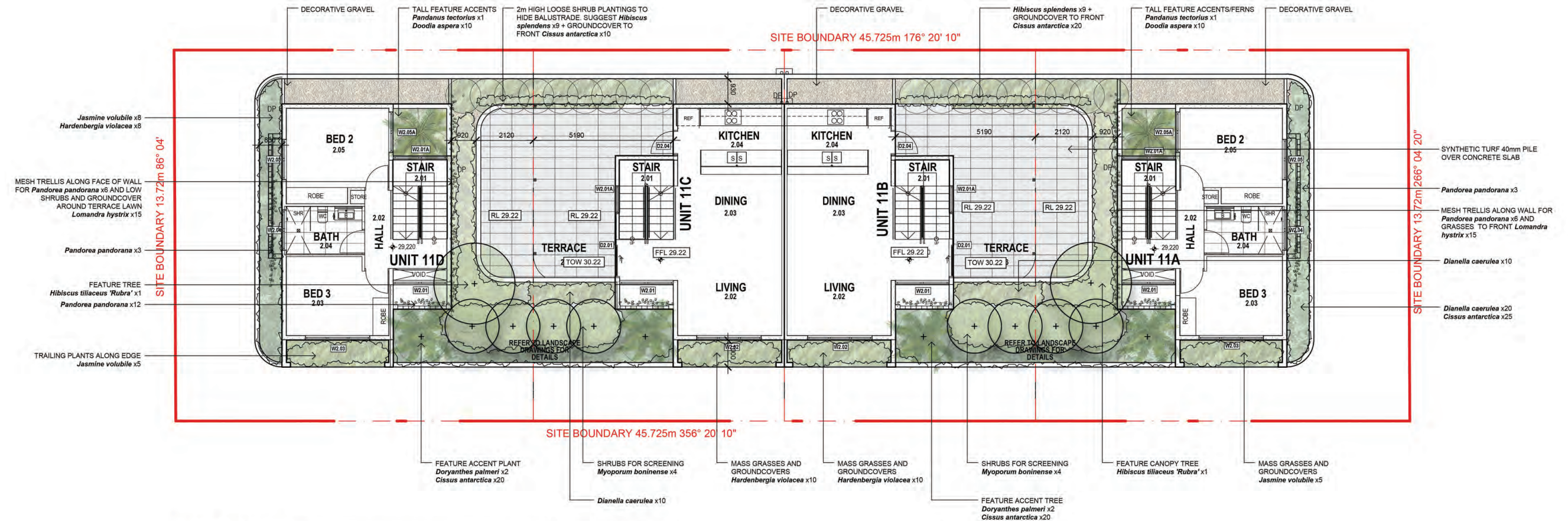
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**LANDSCAPE CONCEPT PLAN**  
**GROUND FLOOR**

Sheet 1 of 3

Drawing Stage:  
**DEVELOPMENT APPLICATION**

Job Number: **FG 23 261** Drawing Number: **001** Rev: **1**





PROPOSED PLANTING SCHEDULE						
Botanical Name	Common Name	Approx Mature Height	Approx mature Width	Plant Cts	Pot Size	Qty
<b>Palms/Trees</b>						
<i>Doryanthes palmeri</i>	Giant Spear Lily	3m	3m	As plan	200L	4
<i>Hibiscus tiliaceus 'Rubra'</i>	Cottonwood Hibiscus	8m	5m	As plan	200L	2
<i>Pandanus tectorius</i>	Screw Pine	5m	3m	As plan	200L	2
<b>Screen Plantings</b>						
<i>Hibiscus splendens</i>	Pink Hibiscus	3m	2m	900mm	300mm	18
<b>Shrub/Grass Plantings</b>						
<i>Dianella caerulea</i>	Paroo Lily	300mm	300mm	450mm	140mm	40
<i>Doodia aspera</i>	Rasp Fern	500mm	500mm	500mm	140mm	20
<i>Hardenbergia violacea</i>	Native Sarsaparilla	2m	2m	800mm	200mm	28
<i>Jasminum volubile</i>	Stiff Jasmine	500mm	500mm	500mm	200mm	18
<i>Lomandra hystrix</i>	River Mat Rush	800mm	800mm	800mm	200mm	30
<i>Myoporum boninense</i>	Coast Boobialla	2m	1m	600mm	200mm	8
<b>Groundcover and Climbing Plantings</b>						
<i>Cissus antarctica</i>	Kangaroo Vine	Spreading	Spreading	500mm	140mm	105
<i>Pandorea pandorana</i>	Wonga Vine	Climbing	Climbing	800mm	200mm	30

**ROOF GARDEN NOTES**

- SOIL DEPTH TO BE 250mm OF LIGHT WEIGHT GREEN ROOF SOIL MEDIUM.
- INSTALL SOIL OVER GEO-TEXTILE FABRIC WITH 30mm DRAINAGE CELL LAYER BENEATH.
- MAINTENANCE ACCESS LADDER - ROOF MOUNT HARNESS POINTS TO BE INSTALLED FOR PRACTICAL MAINTENANCE.
- GRAVEL TO BE 10mm NEPEAN RIVER GRAVEL.

**GREEN ROOF MAINTENANCE SCHEDULE**

GREEN ROOF IS TO BE MAINTAINED AS PART OF THE GENERAL GARDEN MAINTENANCE ACROSS THE SITE. DURING ESTABLISHMENT PERIOD, GREEN ROOF TO BE ACCESSED WEEKLY TO MONITOR (VIA ACCESS LADDER AND MAINTENANCE HARNESS POINTS).

MAINTENANCE IS TO INCLUDE:

- MONITORING OF SOIL MOISTURE AND PLANT GROWTH.
- REMOVAL OF ANY GERMINATED WEED SPECIES
- MONITORING IRRIGATION SYSTEM
- PEST AND DISEASE CHECKS
- GENERAL PLANT CARE AND PRUNING AS REQUIRED

AS PLANTINGS ESTABLISH, MAINTENANCE TO BE REDUCED TO MONTHLY TO MONITOR THE ABOVE.

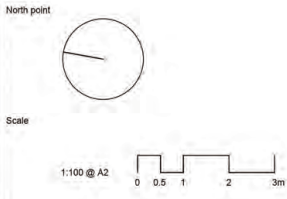
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Issue	Description	Drawn	Check	Date
A	DRAFT CONCEPT FOR REVIEW	KS	LB	13.11.2023
B	DRAFT DEVELOPMENT APPLICATION	KS	LB	12.12.2023
C	DEVELOPMENT APPLICATION	KS	LB	14.12.2023
D	UPDATED CONCEPT	KS	LB	30.01.2024
F	DEVELOPMENT APPLICATION	KS	LB	09.04.2024
G	DEVELOPMENT APPLICATION	KS	LB	11.04.2024
H	DEVELOPMENT APPLICATION	KS	LB	08.05.2025
I	DEVELOPMENT APPLICATION	KS	LB	20.06.2025

Legend

- Proposed feature tree Refer key & notes
- Proposed palm tree Refer key & notes
- Planted areas Refer key & notes
- Climber species planting
- Lawn
- Stone steppers
- Concrete
- Crushed gravel
- Paving
- Walls
- Steel garden edging
- Fence type 1 - 1.2m H steel pole fence
- Fence type 2 - 1m H balustrade
- Outdoor shower
- Site boundary



formed gardens  
design & construction  
304/20 Dule St  
Brookway NSW 2152  
Australia  
Tel: (61 2) 8036 8580  
Email: mail@formedgardens.com.au  
Web: www.formedgardens.com.au  
Formed Gardens Pty Ltd  
ABN 29 123 977 702

Client:  
**TOJO**  
**PROPERTY DEVELOPMENTS**

Project:  
**11 HOME ST**  
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**NSW 2444**

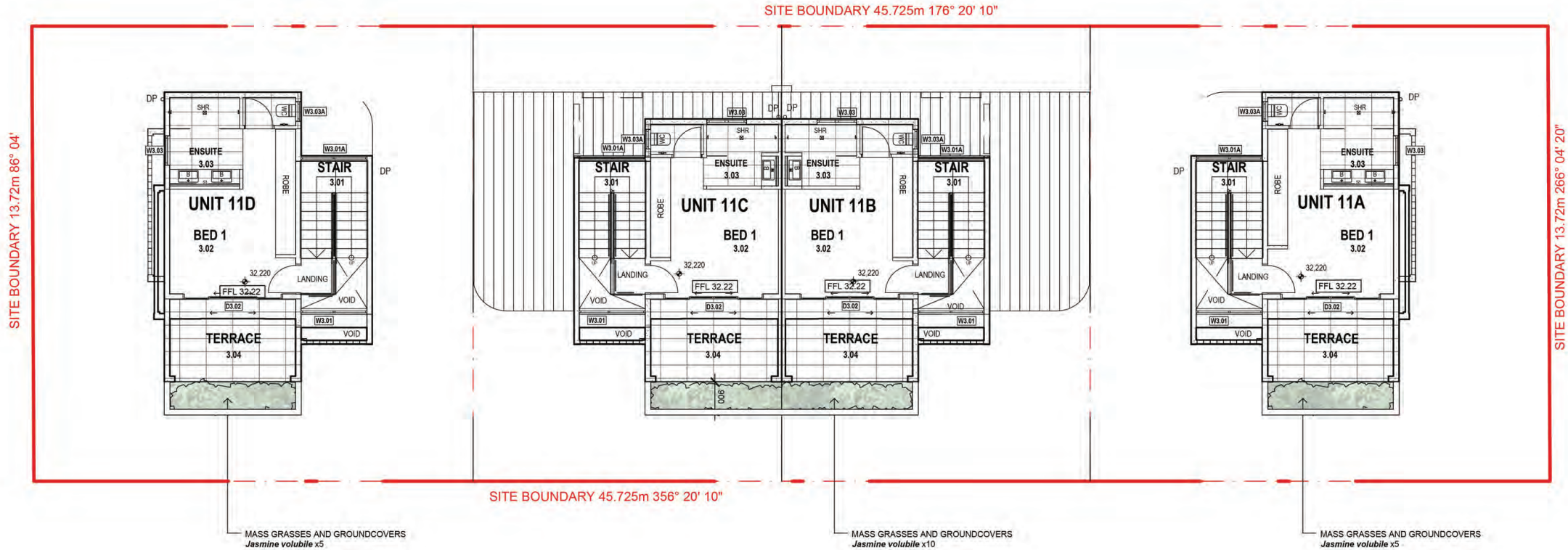
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**LANDSCAPE CONCEPT PLAN**  
**FIRST FLOOR**

Drawing Stage:  
**DEVELOPMENT APPLICATION**

Job Number: **FG 23 261** Drawing Number: **002** Rev: **1**

Sheet 2 of 3





PROPOSED PLANTING SCHEDULE						
Botanical Name	Common Name	Approx Mature Height	Approx mature Width	Plant Cts	Pot Size	Qty
<b>Groundcover and Climbing Plantings</b>						
<i>Jasminum volubile</i>	Stiff Jasmine	Climbing	Climbing	800mm	140mm	20

**ROOF GARDEN NOTES**

- SOIL DEPTH TO BE 250mm OF LIGHT WEIGHT GREEN ROOF SOIL MEDIUM.
- INSTALL SOIL OVER GEO-TEXTILE FABRIC WITH 30mm DRAINAGE CELL LAYER BENEATH.
- MAINTENANCE ACCESS LADDER + ROOF MOUNT HARNESS POINTS TO BE INSTALLED FOR PRACTICAL MAINTENANCE.
- GRAVEL TO BE 10mm NEPEAN RIVER GRAVEL.

**GREEN ROOF MAINTENANCE SCHEDULE**

GREEN ROOF IS TO BE MAINTAINED AS PART OF THE GENERAL GARDEN MAINTENANCE ACROSS THE SITE, DURING ESTABLISHMENT PERIOD, GREEN ROOF TO BE ACCESSED WEEKLY TO MONITOR (VIA ACCESS LADDER AND MAINTENANCE HARNESS POINTS).

MAINTENANCE IS TO INCLUDE:

- MONITORING OF SOIL MOISTURE AND PLANT GROWTH.
- REMOVAL OF ANY GERMINATED WEED SPECIES.
- MONITORING IRRIGATION SYSTEM.
- PEST AND DISEASE CHECKS.
- GENERAL PLANT CARE AND PRUNING AS REQUIRED.

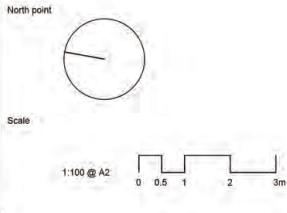
AS PLANTINGS ESTABLISH, MAINTENANCE TO BE REDUCED TO MONTHLY TO MONITOR THE ABOVE

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Description	Drawn	Check	Date
A	DRAFT CONCEPT FOR REVIEW	KS	LB	13.11.2023
B	DRAFT DEVELOPMENT APPLICATION	KS	LB	14.12.2023
C	DEVELOPMENT APPLICATION	KS	LB	14.12.2023
D	UPDATED CONCEPT	KS	LB	30.01.2024
E	DEVELOPMENT APPLICATION	KS	LB	06.03.2024
F	DEVELOPMENT APPLICATION	KS	LB	09.04.2024
G	DEVELOPMENT APPLICATION	KS	LB	11.04.2024
H	DEVELOPMENT APPLICATION	KS	LB	08.05.2025
I	DEVELOPMENT APPLICATION	KS	LB	20.05.2025

- Proposed feature tree  
Refer key & notes
- Proposed palm tree  
Refer key & notes
- Planted areas  
Refer key & notes
- Climber species planting
- Lawn
- Stone steppers
- Concrete
- Crushed gravel
- Paving
- Walls
- Steel garden edging
- Fence type 1 -  
1.2m H steel pole fence
- Fence type 2 -  
1m H balustrade
- Outdoor shower
- Site boundary



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Formed Gardens Pty Ltd  
ABN 29 123 977 702

Client:  
**TOJO  
PROPERTY DEVELOPMENTS**

Project:  
**11 HOME ST  
PORT MACQUARIE  
NSW 2444**

Drawing Name:  
**LANDSCAPE CONCEPT PLAN  
SECOND FLOOR**

Drawing Stage:  
**DEVELOPMENT APPLICATION**

Job Number: **FG 23 261** Drawing Number: **003** Rev: **1**

Sheet 3 of 3





**SOUTH WEST**



**WEST**



**NORTH WEST**



**NORTH**



**NORTH EAST**



**EAST**

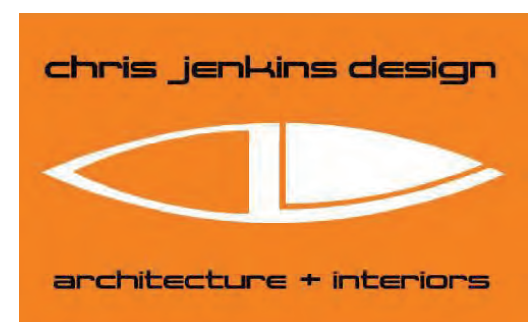


**SOUTH EAST**



**SOUTH**

**CARRAMAR**  
TOJO PROPERTY DEVELOPMENTS





Attachment 3 - Contribution Estimate  
Developer Charges - Estimate

**Applicants Name:** Chris Jenkins Architects  
**Property Address:** 11 Home Street, Port Macquarie  
**Lot & Dp:** Lot(s):1,DP(s):335428  
**Development:** Multi Dwelling Housing Comprising 4 Units (2 x 2 bed & 2 x 3 bed) and Strata Title Subdivision



**Note:** Development subject to the contribution cap. Charges adjusted to address cap requirements, as required.  
Water and Sewerage Headworks Levies are levied under S64 of the LGA Act & S306 of the Water Management Act 2000.  
Other contributions are levied under Section 7.11 of the Environmental Planning and Assessment Act and Council's Contribution Plans.

Levy Area	Units	Cost	Estimate	
1 Water Supply - Hastings	0	\$7,080.00	0	\$12,744.00
2 Sewerage Scheme - Port Macquarie	0	\$5,407.00	0	\$13,517.50
3 N/A				
4 N/A				
5 N/A				
6 N/A				
7 N/A				
8 N/A				
9 N/A				
10 N/A				
11 N/A				
12 N/A				
13 N/A				
14 N/A				
15 Admin General Levy - Applicable to Consents approved after 11/2/03	Contribution Not Applicable			
16				
17				
18				
Total Amount of Estimate (Not for Payment Purposes)				\$26,261.50

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

DATE OF ESTIMATE: 7-Apr-2025  
Estimate Prepared By Ben Roberts

This is an ESTIMATE ONLY - NOT for Payment Purposes

PORT MACQUARIE-HASTINGS COUNCIL

**Applicants Name:** Chris Jenkins Architects  
**Property Address:** 11 Home Street, Port Macquarie  
**Lot & Dp:** Lot(s):1,DP(s):335428  
**Development:** Multi Dwelling Housing Comprising 4 Units (2 x 2 bed & 2 x 3 bed) and Strata Title Subdivision



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

Levy Area	Units	Cost	Estimate
1 N/A			
2 N/A			
3 Since 1.7.04 - Major Roads - Port Macquarie - Per ET	2.14	\$9,207.00 Per ET	\$19,702.90
4 Since 31.7.18 - Open Space - Port Macquarie - Per ET	2.14	\$6,783.00 Per ET	\$14,515.60
5 Commenced 3 April 2006 - Com, Cul and Em Services CP - Port Macquarie	2.14	\$5,570.00 Per ET	\$11,919.80
6 Com 1.3.07 - Administration Building - All areas	2.14	\$1,096.00 Per ET	\$2,345.40
7 N/A			
8 N/A			
9 N/A			
10 N/A			
11 N/A			
12 N/A			
13 N/A			
14 N/A			
15 Admin General Levy - Applicable to Consents approved after 11/2/03	2.2% S94 Contribution		\$1,066.60
16			
17			
18			
Total Amount of Estimate (Not for Payment Purposes)			\$49,550.30

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

DATE OF ESTIMATE: 0-Jan-1900  
Estimate Prepared By 0

This is an ESTIMATE ONLY - NOT for Payment Purposes

PORT MACQUARIE-HASTINGS COUNCIL

# Agenda

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**Subject: Adoptions of Recommendation from Confidential Session**

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## **RECOMMENDATION**

- 1. That pursuant to Section 10A Subsections 2 & 3 and 10B of the Local Government Act 1993 (as amended), the press and public be excluded from the proceedings of the Council in Confidential Committee of the Whole on the basis that the items to be considered are of a confidential nature.**
- 2. That Council move into Confidential Committee of the Whole to receive and consider the following items:**
- 3. That the resolutions made by Council in Confidential Session be made public as soon as practicable after the conclusion of the Confidential Session and such resolutions be recorded in the Minutes of the Council Meeting.**