

6 August 2025

Development Assessment Panel

Business Paper

2:00 PM Wednesday

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

DEVELOPMENT ASSESSMENT PANEL SUB COMMITTEE CHARTER

Adopted: Ordinary Council 2022 09 15

1.0 OBJECTIVES

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

2.0 KEY FUNCTIONS

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

Delegated Authority of Panel

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

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

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

3.0 MEMBERSHIP

3.1 Voting Members

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

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

3.2 Non-Voting Members

Not applicable.

3.3 Obligations of members

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

3.4 Member Tenure

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

3.5 Appointment of members

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

4.0 TIMETABLE OF MEETINGS

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

5.0 MEETING PRACTICES

5.1 Meeting Format

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

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

5.2 Decision Making

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

5.3 Quorum

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

5.4 Chairperson and Deputy Chairperson Independent

Chair (alternate - independent member).

5.5 Secretariat

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

5.6 Recording of decisions

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

6.0 CONVENING OF “OUTCOME SPECIFIC” WORKING GROUPS

Not applicable.

7.0 CONFIDENTIALITY AND CONFLICT OF INTEREST

- Members of the Panel must comply with Council's Code of Conduct. It is the personal

responsibility of members to comply with the standards in the Code of Conduct and regularly review their personal circumstances with this in mind.

- Panel members must declare any conflict of interest at the start of each meeting or before discussion of a relevant item or topic. Details of any conflicts of interest are to be appropriately minuted. Where members are deemed to have a real or perceived conflict of interest, it may be appropriate they be excused from deliberations on the issue where the conflict of interest may exist. A Panel meeting may be postponed where there is no quorum.

8.0 LOBBYING

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

9.0 CONDUCT AT MEETINGS

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

Attendance Register

Member	19/03/25	16/04/25	21/05/25	04/06/25	18/06/25	16/07/25
David Crofts (Independent Chair)	✓	✓	✓	A	✓	✓
Tony McNamara (Independent Member)			A	✓		✓
Chris Gee (Independent Member)	✓	✓		✓	✓	✓
Murray Blackburn-Smith (Independent Member)	✓	✓	✓	✓	✓	
Dan Croft (Group Manager Development Services)	✓	A	✓	✓	A	✓
Other attendees						
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

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Items of Business

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05	DA2025 - 342.1 Alterations and Additions to Dwelling at Lot 12 DP 1229697, No 26 Birchwood Court, Port Macquarie.....	<u>18</u>
06	General Business.....	

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Item: 01

Subject: Acknowledgement of Country

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."

Item: 02

Subject: Apologies

Recommendation

That the apologies received be accepted.

Item: 03

Subject: Confirmation of Minutes

Recommendation

That the Minutes of the Development Assessment Panel Meeting held on 16 July 2025 be confirmed.

Item: 04

Subject: Disclosure of Interest

Recommendation

That Disclosures of Interest be presented.



Minutes

16 July 2025

Development Assessment Panel

Members:

David Crofts (Independent Chair)

Tony McNamara (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)

The meeting opened at 2.00pm

01 Acknowledgement Of Country

The Acknowledgement of Country was delivered.

02 Apologies

Nil

03 Confirmation Of Minutes

Consensus:

That the Minutes of the Development Assessment Panel Meeting held on 18 June 2025 be confirmed.

04 Disclosures Of Interest

There were no disclosures of interest presented.

05 DA2024 - 792.1 Alterations and Additions to Dwelling at Lot 16 DP 31187, No. 27 Bourne Street Port Macquarie

Speakers:

Jeff Davis (opposing the application)

Pat Davis (opposing the application)

Matthew Rourke (opposing the application)

Karl Rothenbuhler (opposing the application)

Jessica Salisbury (applicant)

Boyd Ison (applicant)

Matthew Lumsden-Smee (applicant)

Consensus:

That DA2024 - 792.1 for alterations and additions to dwelling at Lot 16, DP 31187, No. 27 Bourne Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

06 General Business

Nil

The meeting closed at 2.58pm.

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Item: 05

Subject: DISCLOSURES OF INTEREST

RECOMMENDATION

That Disclosures of Interest be presented

DISCLOSURE OF INTEREST DECLARATION

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

(Refer to next page and the Code of Conduct)

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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 (ii)
 - (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.

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- 5.9 As a general rule, a non-pecuniary conflict of interest will be significant where it does not involve a pecuniary interest for the purposes of clause 4.1, but it involves:
- a) a relationship between a council official and another person who is affected by a decision or a matter under consideration that is particularly close, such as a current or former spouse or de facto partner, a relative for the purposes of clause 4.4 or another person from the council official's extended family that the council official has a close personal relationship with, or another person living in the same household
 - b) other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
 - c) an affiliation between the council official and an organisation (such as a sporting body, club, religious, cultural or charitable organisation, corporation or association) that is affected by a decision or a matter under consideration that is particularly strong. The strength of a council official's affiliation with an organisation is to be determined by the extent to which they actively participate in the management, administration or other activities of the organisation.
 - d) membership, as the council's representative, of the board or management committee of an organisation that is affected by a decision or a matter under consideration, in circumstances where the interests of the council and the organisation are potentially in conflict in relation to the particular matter
 - e) a financial interest (other than an interest of a type referred to in clause 4.6) that is not a pecuniary interest for the purposes of clause 4.1
 - f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision.
- 5.10 Significant non-pecuniary conflicts of interest must be managed in one of two ways:
- a) by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or
 - b) if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29.
- 5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.
- 5.12 If you are a member of staff of council other than the Chief Executive Officer, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of your manager. In the case of the Chief Executive Officer, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of the mayor.
- 5.13 Despite clause 5.10(b), a councillor who has a significant non-pecuniary conflict of interest in a matter, may participate in a decision to delegate consideration of the matter in question to another body or person.
- 5.14 Council committee members are not required to declare and manage a non-pecuniary conflict of interest in accordance with the requirements of this Part where it arises from an interest they have as a person chosen to represent the community, or as a member of a non-profit organisation or other community or special interest group, if they have been appointed to represent the organisation or group on the council committee

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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.

By <i>[insert full name of councillor]</i>	
In the matter of <i>[insert name of environmental planning instrument]</i>	
Which is to be considered at a meeting of the <i>[insert name of meeting]</i>	
Held on <i>[insert date of meeting]</i>	
PECUNIARY INTEREST	
Address of the affected principal place of residence of the councillor or an associated person, company or body <i>(the identified land)</i>	
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.
MATTER GIVING RISE TO PECUNIARY INTEREST¹	
Nature of land that is subject to a change in zone/planning control by proposed LEP <i>(the subject land²)</i> <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

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Important Information

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

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

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

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

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

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

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

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

Item: 05

Subject: DA2025 - 342.1 Alterations and Additions to Dwelling at Lot 12 DP 1229697, No 26 Birchwood Court, Port Macquarie

Report Author Development Assessment Planner, Chris Gardiner

Applicant: D A Maltman

Owner: D A Maltman

Estimated Cost: \$200,000

Parcel no: 66975

Alignment with Delivery Program

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

Recommendation

That DA2025 - 342.1 for Alterations and Additions to Dwelling at Lot 12, DP 1229697, No. 26 Birchwood Court, Port Macquarie, be determined by granting consent subject to the recommended conditions.

Executive Summary

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

Following exhibition of the application, no submissions were received.

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

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

The reason for the application being referred to Council's Development Assessment Panel (DAP) is because the application involves land owned by a Councillor. Under Council's Policy for 'Determining Applications Lodged by Staff and Councillors', the application is required to be determined by the DAP.

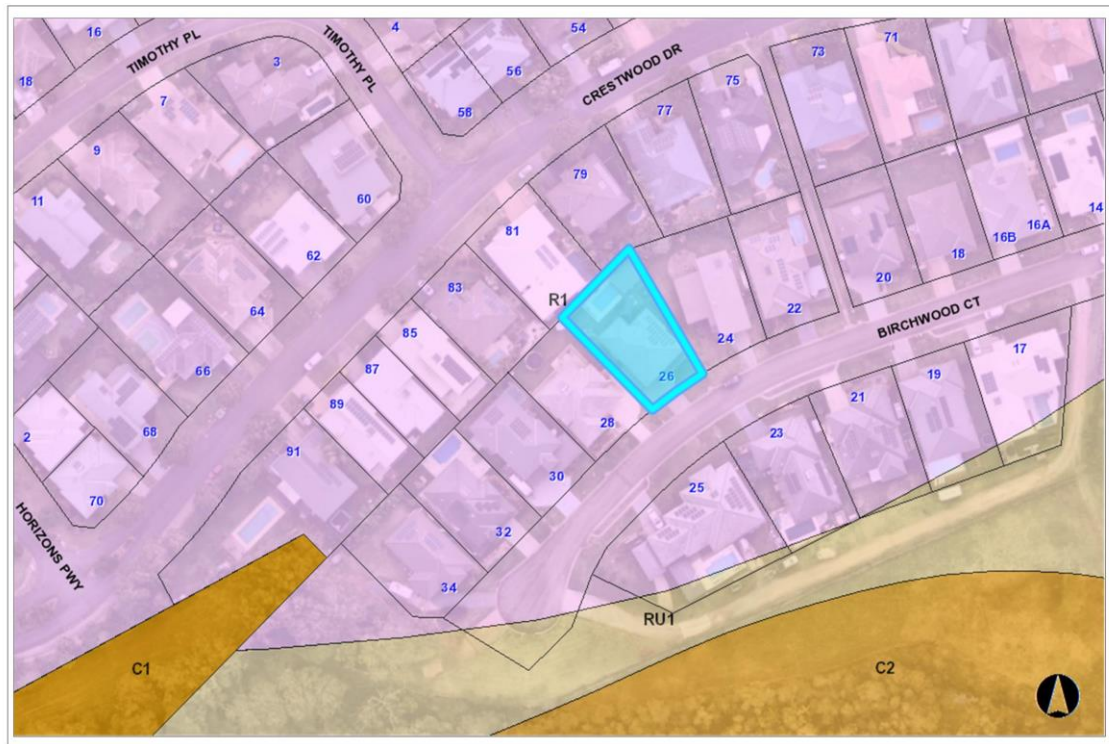
A copy of the DAP Charter outlining the delegations and functions of the DAP is available on Council's website.

1. Background

Existing Sites Features and Surrounding Development

The site has an area of 710.1m².

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:

- Extension of garage under the existing dwelling, construction of first floor balcony addition, butler's pantry and games room.

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

Application Chronology

- 27 May 2025 - Application accepted for lodgement.
- 4 June 2025 - Essential Energy comments received.
- 10 June 2025 to 23 June 2025 - Neighbour notification.

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 Chapter applies to all non-rural zoned land within the Port Macquarie-Hastings Local Government Area.

Clause 4.10 - 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 (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.

Clause 2.8 - The site is located within the proximity area to coastal wetland of the neighbouring property to the south of the site. The proposed development is not considered likely to result in any of the following:

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

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

Provision	Comment
Chapter 2 - Standards for residential development - BASIX	
<p>2.1 Standards for BASIX development and BASIX optional development</p> <p>(1) Schedule 1 sets out the standards that apply to BASIX development referred to in paragraphs (a) and (b) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.</p> <p>(2) Schedule 2 sets out the standards that apply to—</p> <p>(a) BASIX development referred to in paragraph (c) or (d) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021, and</p> <p>(b) BASIX optional development if the development application or the application for a complying development certificate was accompanied by a BASIX certificate.</p> <p>(3) The standard specified in Schedule 2, section 4 extends to a swimming pool or spa that has a capacity of less than 40,000L if the swimming pool or spa is part of development referred to in paragraph (c) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.</p> <p>(4) A standard specified in Schedule 1 or 2 does not apply to development involving a heritage item or in a heritage conservation area to the extent that the Planning Secretary is satisfied that the development is not capable of achieving a standard because of other development controls that apply.</p>	<p>A BASIX certificate has been submitted demonstrating that the proposal will comply with the requirements of the SEPP. It is recommended that a condition be imposed to ensure that the commitments are incorporated into the development and certified at Occupation Certificate stage.</p>
<p>(5) Development consent must not be granted to development to which the standards specified in Schedule 1 or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</p>	<p>The BASIX Certificate quantifies the embodied emissions.</p>

State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.48 - The application has been referred to Essential Energy in accordance with this clause. Essential Energy have no specific concerns regarding the development but have provided some general advice. The advice received from Essential Energy has been forwarded the Applicant for consideration.

State Environmental Planning Policy (Primary Production) 2021

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

Port Macquarie-Hastings Local Environmental Plan 2011

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

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

The objectives of the R1 zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- Clause 2.3(2) - The proposal is consistent with the zone objectives as it contributes to the range of housing options in the locality.
- Clause 2.7 - The demolition requires consent as it does not fit within the provisions of SEPP (Exempt and Complying Development Codes) 2008.
- Clause 4.3 - The maximum overall height of the building above ground level (existing) is 6.437m which complies with the standard height limit of 8.5m applying to the site.
- Clause 4.4 - The floor space ratio of the proposal is 0.40:1 (GFA 280.5m²), which complies with the maximum 0.65:1 floor space ratio applying to the site.
- Clause 7.13 - Satisfactory arrangements are in place for provision of essential services including water supply, electricity supply, sewer infrastructure, stormwater drainage and suitable road access to service the development.

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

No draft instruments apply to the site.

(iii) Any Development Control Plan in force

Port Macquarie-Hastings Development Control Plan 2013

DCP 2013: Part B - General Provisions - B2: Environmental Management			
DCP Objective	Development Provisions	Proposed	Complies
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Satisfactory arrangements can be put in place for storage and collection of waste. Standard condition recommended for	Yes

		construction waste management.	
Cut and Fill Regrading			
4	a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	Cut for proposed garage addition is within the walls of the building. No cut or fill proposed more than 1m outside the building walls.	Yes
5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	N/A	N/A
	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"> – be a maximum combined height of 1.8m above existing property boundary level; – be constructed up to the front boundary for a maximum length of 6.0m or 30% of the street frontage, whichever is less; – the fence component has openings which make it not less than 25% transparent; and – provide a 3m x 3m splay for corner sites, and – provide a 900mm x 900mm splay for vehicle driveway entrances. 	N/A	N/A
DCP 2013: Part B - General Provision - B3: Hazards Management			
Bushfire Hazard Management			
18	a) APZs are to be located outside of environmental protection zones and	No APZ proposed on environmental land.	Yes

	wholly provided within private land. Note perimeter roads provided as part of a residential subdivision are classified as being part of the subdivision and not a separate permissible land use within environment protection zones.		
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DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking

DCP Objective	Development Provisions	Proposed	Complies
Parking Provision			
24	a) Off-street Parking is provided in accordance with Table 3: - 1 parking space per each dwelling for dwelling-house.	The proposal will retain the existing double garage and provide additional storage or parking area with the sub-floor addition.	Yes

DCP 2013: Part B - General Provisions - B5: Social Impact Assessment and Crime Prevention

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

DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development

DCP Objective	Development Provisions	Proposed	Complies
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Front Setbacks			
44	<p>a) Dwellings may incorporate an articulation zone to a street frontage at no less than 3m from property boundary. The following building elements are permitted within the articulation zone:</p> <ul style="list-style-type: none"> – an entry feature or portico; – a balcony, deck, patio, pergola, terrace or verandah; – a window box treatment; – a bay window or similar feature; – an awning or other feature over a window; – a sun shading feature. <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>	Proposed balcony addition at 3.4m front setback.	Yes
	<p>c) The primary road front setback shall be: Classified road = any frontage 6.0m Primary frontage = 4.5m Secondary frontage = 3.0m Ancillary Lane = 2.0m Large lot residential and rural zones = 10.0m</p>	No change proposed to existing front building setback.	N/A
45	<p>a) A garage, carport or car parking space should:</p> <ul style="list-style-type: none"> – be at least 1m behind the building line, where the dwelling(s) has a setback from a front boundary of 4.5m or more, or —be at least 5.5m from a front boundary, where the dwelling(s) has a setback of less than 4.5m. 	No change proposed to existing garage setback. The proposed balcony addition would result in the garage being further behind the front building line.	N/A
	<p>b) The total width of the garage/carport openings should not be more than 6m and not more than 50</p>	No change proposed to existing garage openings.	N/A

	per cent of the width of the building.		
	c) Driveway crossovers are no greater than 5.0m in width.	No changes proposed to existing crossover.	N/A
	d) Where a dual occupancy or attached dwelling is proposed on a corner lot a garage and driveway is provided on each road frontage.	N/A	N/A
Side and Rear Setbacks			
46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	10.9m rear setback to proposed games room addition.	Yes
	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 achieve better solar access between the building and the side setback. In that instance, one side setback should be a minimum 4m in width (for an equivalent length of rear boundary, behind building line) and the rear setback may be reduced to 900mm.	N/A	N/A
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Minimum 0.998m ground floor side setback to games room addition.	Yes
	b) First floors and above (including single storey with floor level >1m) should be setback a minimum of 3m from the side boundary, or reduced down to 900mm where it can be demonstrated that the adjoining property's primary living rooms and principal private open	Minimum 0.998m side setback to games room addition, 1.164m side setback to balcony addition, and 1.564m side setback to butler's pantry. The submitted shadow diagrams demonstrate that primary living rooms	Yes

	space areas are not adversely overshadowed for more than 3hrs between 9am - 3pm on 21 June.	and principal private open space areas of neighbouring property are not adversely overshadowed for more than 3hours between 9am - 3pm on 21 June.	
	c) First floors and above should have building walls that step in and out at least every 12m by a minimum of 500mm articulation. Where first floors and above are setback >3m, wall articulation is not required.	The proposed alterations and additions would not result in first floor walls exceeding 12m in length.	N/A
Private Open Space			
48	a) All dwellings should have a minimum area of private open space of 35m ² , which includes a principal private open space area with: <ul style="list-style-type: none"> - a minimum dimension of 4m x 4m, and - a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and - direct accessibility from a ground floor living area and orientated to maximise use. 	The alterations and additions would retain adequate private open space area and improve the connection to the principal private open space with a deck between the games room and alfresco area.	Yes
	b) Private open space may include clothes drying areas and garbage storage.		
Public Domain and Fencing			
49	a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans.	N/A	N/A
	b) Solid Front fences up to 1.2m high should be: <ul style="list-style-type: none"> - Setback 1.0m from the front boundary, and - Suitably landscaped to reduce visual impact, and 	N/A	N/A

	<ul style="list-style-type: none"> – Provide a 3m x 3m splay for corner sites. 		
	b) Front fences proposed to be more than 1.2m high should be a maximum of 1.8m in height, above existing front property boundary level, and either: <ul style="list-style-type: none"> – Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the total length of the fence, or – be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage, 	N/A	N/A
	c) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide);	N/A	N/A
	d) provide a 3m x 3m splay for corner sites, and	N/A	N/A
	e) provide a 900mm x 900mm splay for vehicle driveway entrances.	N/A	N/A
50	a) For tennis courts or other similar areas, chain wire fences should be black or dark green plastic coated mesh.	N/A	N/A
	b) Solid fences enclosing these facilities should not be permitted over 1.8m.	N/A	N/A
Bulk and Scale			
51	a) Direct views between indoor living rooms and principal private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots, including possible dwellings on future lots, should be obscured or screened where: <ul style="list-style-type: none"> – Ground and first floor (and above) indoor living room windows are within a 9m radius. 	Games room window in eastern elevation has minimum 1.5m sill height, which will provide adequate privacy.	Yes

	<ul style="list-style-type: none"> - Direct views between principal private open space areas where within a 12m radius. - Direct views between indoor living rooms of dwellings into the principal area of private open space of other dwellings within a 12m radius. 		
	<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"> - Indoor living room windows of adjacent dwellings, including proposed dwellings approved on adjoining lots within 9m radius; or - Principal areas of private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots within a 12m radius. 	<p>The front balcony addition is within 12m radius of the neighbouring front balcony to the east. However, the neighbouring balcony has an existing privacy screen on its western side and additional screening for the proposed development is not required.</p>	Yes
	<p>c) Privacy protection is not required for:</p> <ul style="list-style-type: none"> - 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. 	<p>Window in the eastern elevation of the proposed games room addition has a 1.5m sill height and does not require privacy screening.</p>	Yes
	<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"> - 1.8m high fence or wall between ground-floor level windows or between a dwelling and principal private open space - Screening of minimum 1.7m height, that has 	N/A	N/A

	<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"> - A window, the whole of which has translucent glass and is not able to be opened. 		
Ancillary Development			
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"> - The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot should not be more than 4.8m above ground level (existing). - The building should be single storey construction with a maximum roof pitch of 24 degrees. - The maximum area of the building should be 60m² for lots less than 900m² and maximum of 100m² for larger lots. - Ancillary development that is a garage, or an outbuilding, or a rainwater tank should not be located in front of the main building line with the exception of swimming pools. 	No ancillary development proposed.	N/A

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

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

(iv) Any matters prescribed by the Regulations

Demolition of buildings AS 2601 - Clause 61

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

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

Context and Setting

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

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

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

The proposal does not have significant adverse lighting impacts.

There are no significant adverse privacy impacts.

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

Access, Traffic and Transport

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

Water Supply Connection

The site has an existing water supply connection. Section 68 approval will be required for the new plumbing associated with the alterations and additions.

An appropriate standard condition is recommended in this regard.

Sewer Connection

The site has an existing sewer connection, and the proposed works are located clear of the existing sewer junction and main traversing the site. Section 68 approval will be required for the new sewer drainage work associated with the alterations and additions.

An appropriate standard condition is recommended in this regard.

Stormwater

The site has an existing connection to the street drainage in the site frontage. The proposed additions are capable of draining to the existing point of connection. Section 68 approval will be required for the new drainage work associated with the alterations and additions.

An appropriate standard condition is recommended in this regard.

Other Utilities

Telecommunication and electricity services are available to the site.

Heritage

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

Other land resources

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

Water cycle

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

Soils

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

Air and microclimate

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

Flora and fauna

Construction of the proposed development will not require any removal/clearing of any native vegetation and therefore does not trigger the biodiversity offsets scheme.

Waste

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

Energy

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

Noise and vibration

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

Bushfire

The site is identified as being bushfire prone.

The application includes a Bush Fire Certificate issued under section 4.14(1)(b) of the Environmental Planning and Assessment Act 1979 confirming that the development conforms to the relevant specifications and requirements of Planning for Bush Fire Protection 2019.

BAL-12.5 construction will be required for all new work to the dwelling. Conditions are recommended requiring the bush fire protection measures to be detailed on the Construction Certificate plans and completed prior to the issue of an Occupation Certificate.

Safety, security and crime prevention

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

Social impacts in the locality

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

Economic impact in the locality

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

Site design and internal design

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

Construction

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

Cumulative impacts

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

(c) The suitability of the site for the development

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

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

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

No written submissions were received following public exhibition of the application.

(e) The Public Interest

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

Ecologically Sustainable Development and Precautionary Principle

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

The four principles of ecologically sustainable development are:

- the precautionary principle,
- intergenerational equity,
- conservation of biological diversity and ecological integrity,

- improved valuation, pricing and incentive mechanisms.

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

Climate change

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

4. Development Contributions Applicable

Development contributions will not be required under S64/S7.11 as the proposed development would not result in any additional lots or dwellings.

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.

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

Attachments

1 [!\[\]\(9c2e8d1b5bd77cb5c9f83b7a9cff79fd_img.jpg\)](#) Attachment 1 - Recommended Conditions

2 [!\[\]\(e3275251d0893157c3584e20c81dc3ba_img.jpg\)](#) Attachment 2 - Plans

PROPOSED CONDITIONS

GENERAL CONDITIONS

Condition																										
1.	A001 - Approved plans and supporting documentation <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <p>Approved plans</p> <table><tr><th>Plan number</th><th>Revision number</th><th>Plan title</th><th>Drawn by</th><th>Date of plan</th></tr><tr><td>1738MAL Sheet 1 - 8</td><td>1</td><td>Architectural Plans</td><td>Draftworx Designs</td><td>17 May 2025</td></tr></table> <p>Approved documents</p> <table><tr><th>Document title</th><th>Version number</th><th>Prepared by</th><th>Date of document</th></tr><tr><td>BASIX Certificate</td><td>A1795883</td><td>Craig Maltman</td><td>17 May 2025</td></tr><tr><td>Bushfire Threat Assessment</td><td>-</td><td>Krisann Johnson</td><td>22 May 2025</td></tr></table> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>				Plan number	Revision number	Plan title	Drawn by	Date of plan	1738MAL Sheet 1 - 8	1	Architectural Plans	Draftworx Designs	17 May 2025	Document title	Version number	Prepared by	Date of document	BASIX Certificate	A1795883	Craig Maltman	17 May 2025	Bushfire Threat Assessment	-	Krisann Johnson	22 May 2025
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BASIX Certificate	A1795883	Craig Maltman	17 May 2025																							
Bushfire Threat Assessment	-	Krisann Johnson	22 May 2025																							
2.	A002 - Certificates <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">• Construction Certificate,• Occupation Certificate. <p>Condition Reason: To ensure that appropriate building certification is obtained.</p>																									
3.	A003 - Notification of Home Building Act 1989 requirements <ol style="list-style-type: none">1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—<ol style="list-style-type: none">a. for work that requires a principal contractor to be appointed—<ol style="list-style-type: none">i. the name and licence number of the principal contractor, andii. the name of the insurer of the work under the <i>Home Building Act 1989</i>, Part 6,b. for work to be carried out by an owner-builder—																									

	<ul style="list-style-type: none"> i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the <i>Home Building Act 1989</i> <ul style="list-style-type: none"> ---- the number of the owner-builder permit. <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>Condition Reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
4.	<p>A004 - Shoring and adequacy of adjoining property</p> <ul style="list-style-type: none"> 1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense - <ul style="list-style-type: none"> a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if - <ul style="list-style-type: none"> a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying. <p>Condition Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p>A005 - Erection of signs</p> <ul style="list-style-type: none"> 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out - <ul style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. 3. The sign must be - <ul style="list-style-type: none"> a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to - <ul style="list-style-type: none"> a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

	<p>b. Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.</p> <p>Condition Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
6.	<p>A006 - Fulfilment of BASIX commitments</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"> 1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate. <p>Condition Reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
7.	<p>A008 - Public works and utility services alterations</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>Condition Reason: To confirm that the developer is responsible for all public utility costs and alterations.</p>
8.	<p>A009 - Construction site management</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"> 1. Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation; 2. Appropriate dust control measures; 3. Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained. Where work adjoins the public domain, fencing is to be in place so as to prevent public access to the site; 4. Building waste is to be managed via appropriate receptacles into separate waste streams; 5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. 6. Building work being limited to the following hours, unless otherwise permitted by Council; <ul style="list-style-type: none"> • Monday to Saturday from 7.00am to 6.00pm • No work to be carried out on Sunday or public holidays <p>The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.</p> 7. All works within proximity of electrical infrastructure shall be carried out in accordance with the requirements of the relevant electricity authority. <p>Condition Reason: To ensure that construction site is appropriately managed to prevent impacts to adjoining properties, the public domain and to ensure waste is disposed of in a practical and sustainable manner.</p>

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

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

DURING DEMOLITION WORK

Condition	
1.	<p>E010 - Demolition site and asbestos management</p> <p>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.</p> <p>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>.</p> <p>Condition Reason: To protect public health and safety.</p>

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
1.	<p>B002 - Plumbing permit</p> <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"> • Position and depth of the sewer (including junction) • Stormwater drainage termination point • Easements

	<ul style="list-style-type: none"> • Water main • Proposed water meter location <p>Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
2.	<p>B022 - Bushfire Attack Level</p> <p>New work shall be designed and constructed so as to comply with the Bushfire Attack Level (BAL) 12.5 requirements of Australian Standard 3959 and the specifications and requirements of Planning for Bush Fire Protection. Details shall be submitted to the Principal Certifier with the application for Construction Certificate demonstrating compliance with this requirement.</p> <p>Please note: Compliance with the requirements of the current Planning for Bush Fire Protection Guidelines to prevail in the extent of any inconsistency with the Building Code of Australia.</p> <p>Condition Reason: To protect public safety and building assets.</p>

BEFORE BUILDING WORK COMMENCES

Condition	
1.	<p>D005 - Construction hoarding fence</p> <p>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.</p> <p>Condition Reason: To protect public safety and the integrity of public infrastructure.</p>

DURING BUILDING WORK

Condition	
1.	<p>E003 - Copy of construction plans</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>Condition Reason: To ensure that the development proceeds in accordance with the approved plans.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
1.	<p>F001 - Bushfire protection measures installed</p>


	<p>Prior to the issue of an Occupation Certificate, all bushfire protection measures detailed in the Bushfire Threat Assessment shall be completed.</p> <p>Condition Reason: To protect public health and safety.</p>
2.	<p>F031 - Section 68 Certificate of Completion</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>Condition Reason: To ensure that appropriate infrastructure is provided to service the development.</p>
3.	<p>F035 - Certification of BASIX commitments</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>Condition Reason: To ensure that BASIX commitments have been provided and the development achieves acceptable operating efficiencies.</p>

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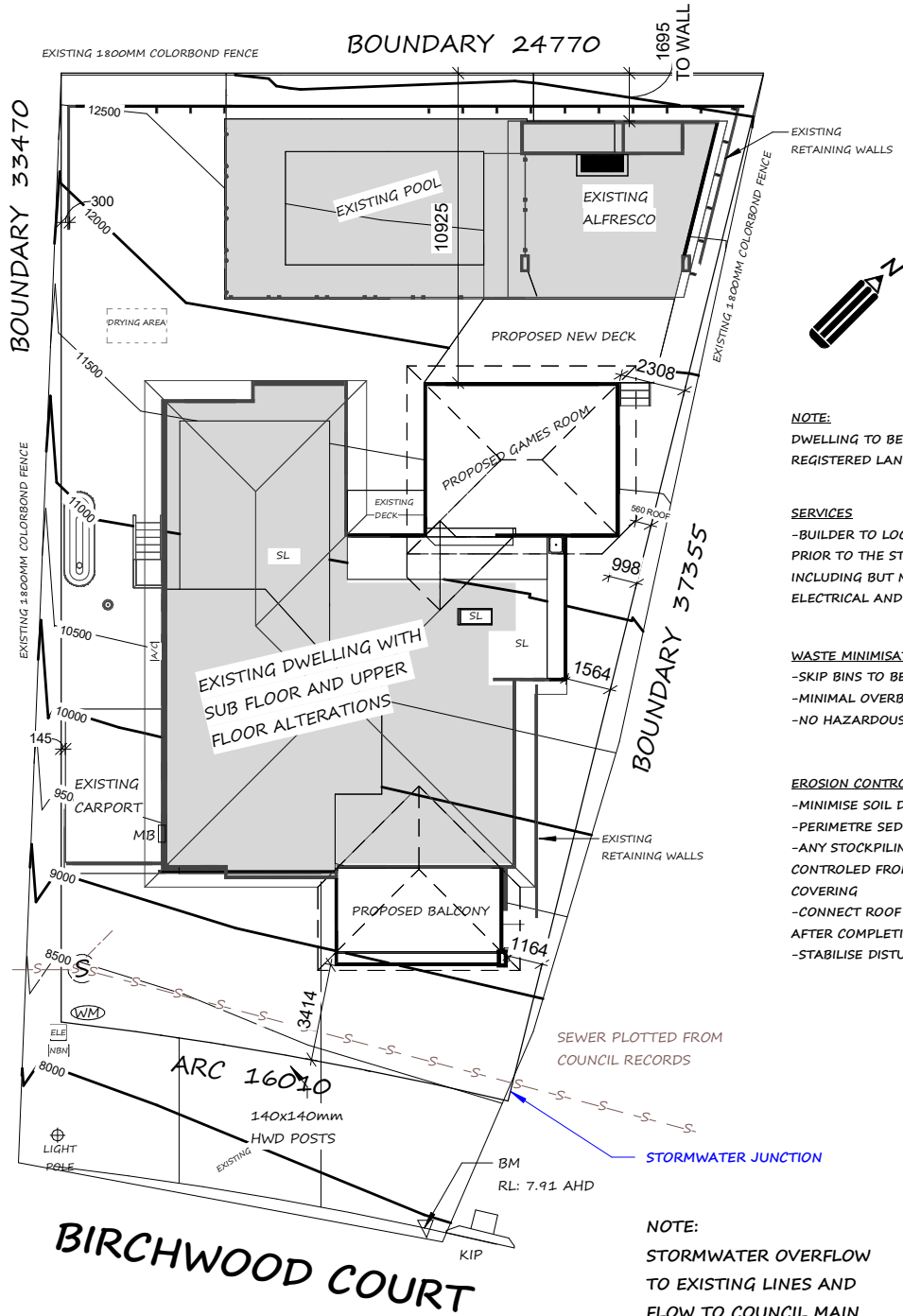
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12	SCALE: NOT TO SCALE	<u>COVER PAGE</u>	PAGE No: 1 OF 12					EMAIL: plans@draftworx.net.au
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CONTOURS COMPLETED BY COASTAL SURVEY SOLUTIONS. CONTOURS TO BE CHECKED PRIOR TO THE START OF CONSTRUCTION

BAL (BUSHFIRE ATTACK LEVEL)-12.5
REFER TO THE BUSHFIRE REPORT FOR DETAILS

AREAS

SITE AREA:	710.1m ²
EXISTING FRONT PORCH AREA:	8.5m ²
EXISTING GARAGE AREA:	53.5m ²
EXISTING GROUND FLOOR AREA:	34.1m ²
EXISTING UPPER FLOOR AREA:	157.8m ²
EXISTING REAR ALFRESCO AREA:	39.1m ²
TOTAL EXISTING ROOF AREA:	305.3m ²
EXISTING GROSS FLOOR FOR FSR:	247.4m ²
PROPOSED GARAGE AREA:	32.5m ²
PROPOSED UPPER FLOOR AREA:	42.7m ²
PROPOSED BALCONY FLOOR AREA:	20.3m ²
PROPOSED REAR DECK AREA:	21.6m ²
TOTAL PROPOSED FLOOR AREA:	117.1m ²
TOTAL PROPOSED ROOF AREA:	90.1m ²
PROPOSED GROSS FLOOR FOR FSR:	72.8m ²
TOTAL ROOF AREA:	349.5m ²
TOTAL FLOOR AREA (INCL DECKS ETC):	m ²
TOTAL GROSS FLOOR AREA FOR FSR:	320.2m ²
FLOOR SPACE RATIO (FSR):	45%



SITE PLAN SCALE 1:200 @ A3

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• Do not scale from printed plans.
• Materials and workmanship to comply with current and relevant Australian standards, NCC-National Construction Code (BCA), engineering details, reports and specifications supplied for this project.

SITE INFORMATION

ELE ELECTRICITY	SW STORMWATER DRAIN	WM RECYCLED WATER
NBN NBN	SA SMOKE ALARM	WM WATER MAIN
T EXTERNAL TAP	H HYDRANT	S SEWER LINE
DP DOWN PIPE	KIP KERB INLET PIT	SW-SW-SW STORMWATER LINE
WM WATER METRE	SILT FENCING	RW RAINWATER FLOW
		--- LINE OF CUT
		-E -E- DRAINAGE EASMENT

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SCALE: As indicated

SITE PLAN

BIRCHWOOD CRT, PORT MACQUARIE, NSW

PROJECT No:
1738MAL

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2 OF 12

REVISION:

Date: 17/5/2025
Completed: 17/5/2025
Rev:

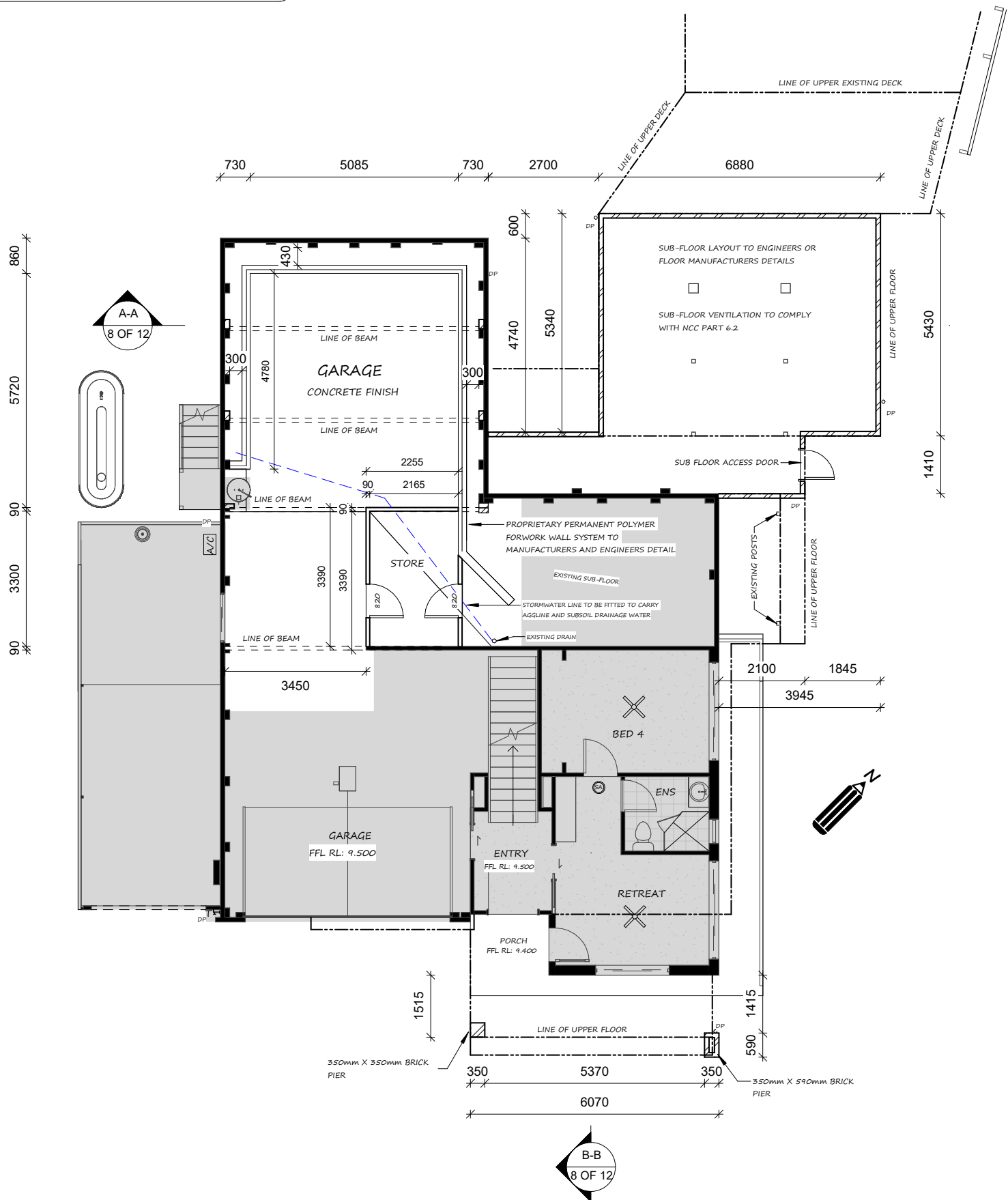


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BAL (BUSHFIRE ATTACK LEVEL)-12.5
REFER TO THE BUSHFIRE REPORT FOR
DETAILS



LOWER FLOOR PLAN SCALE 1:100 @ A3

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FLOOR PLAN INFORMATION

	TO BE DEMOLISHED		SMOKE ALARM
	EXISTING		CEILING FAN.
	PROPOSED		AIR CONDITIONING UNIT.
	DOWN PIPE		MAN HOLE (ceiling access)
	EXHAUST FAN		

CLIENT: MALTMAN

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SCALE: 1 : 100

LOWER FLOOR PLAN

BIRCHWOOD CRT, PORT MACQUARIE, NSW

PROJECT No:

1738MAL

PAGE No:

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REVISION:

Date: Completed: Rev:

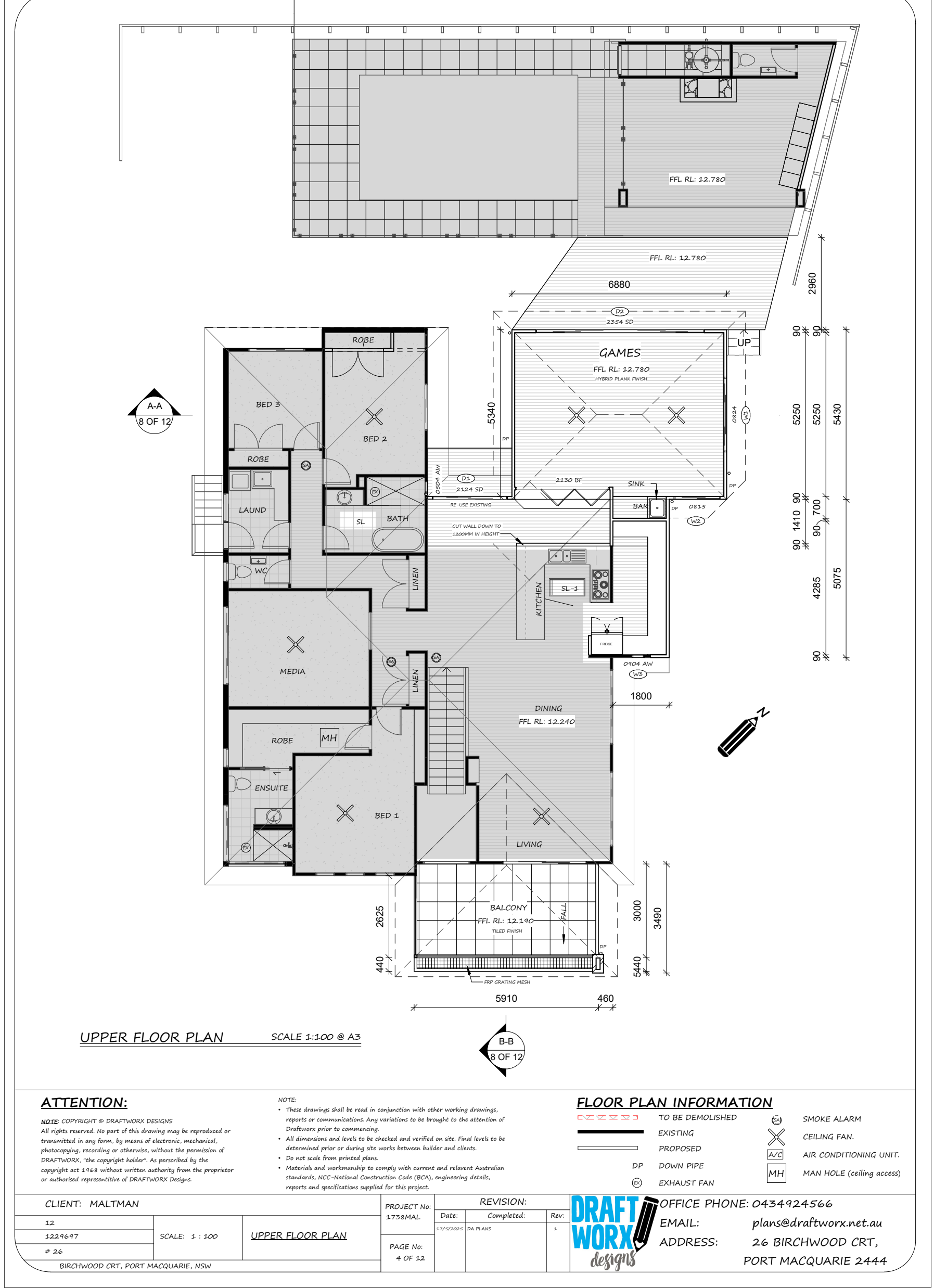
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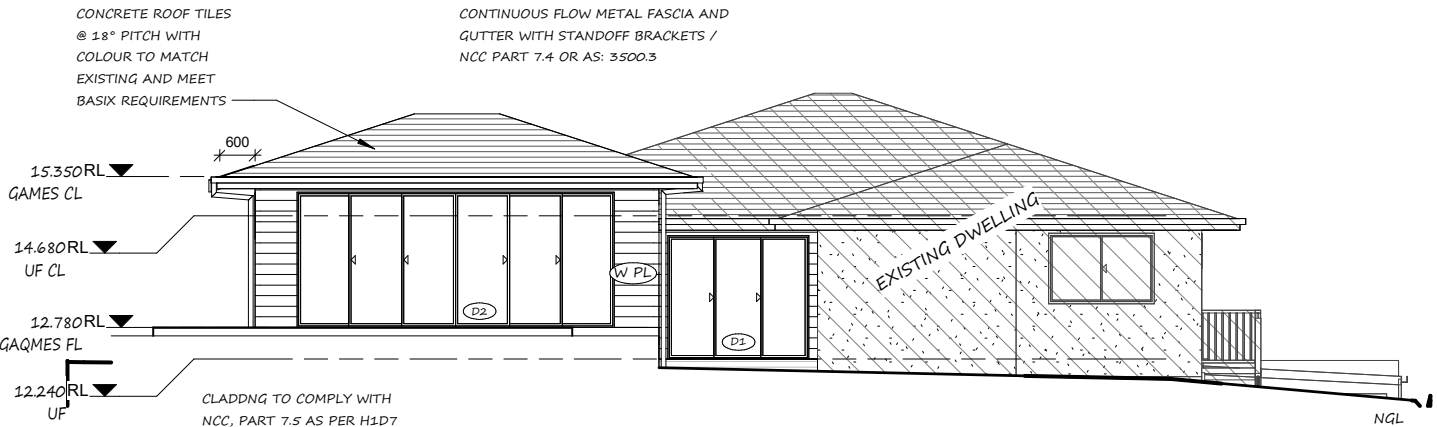


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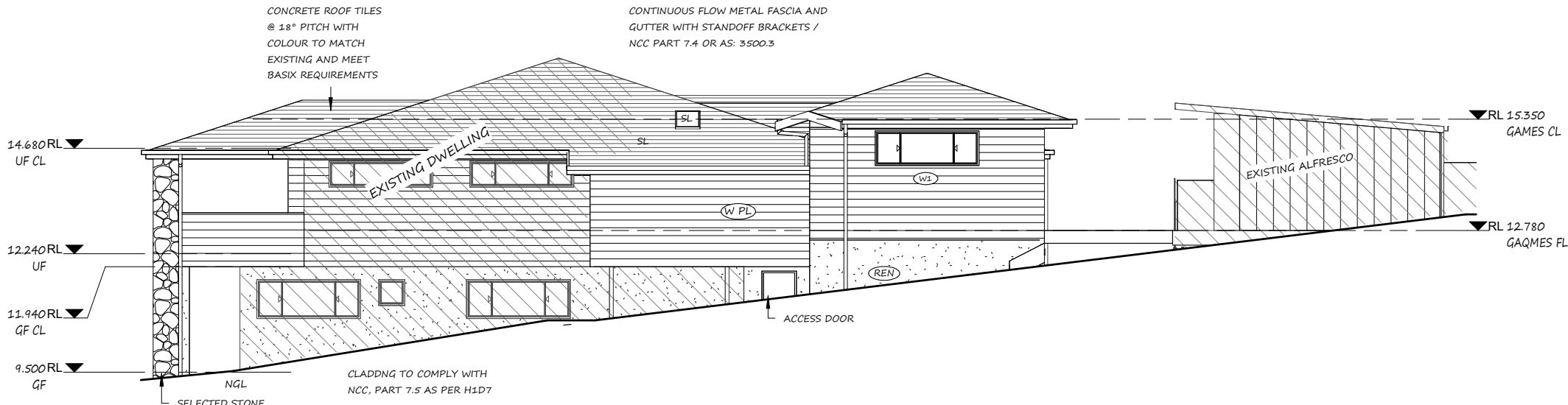
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NORTHERN ELEVATION SCALE 1:100 @ A3



EASTERN ELEVATION SCALE 1:100 @ A3


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MATERIALS LEGEND:

- (FB) FACE BRICKWORK
- (BW) FACE BLOCKWORK
- (REN) RENDERED BRICKWORK
- (FP) RENDERED FOAM PANEL
- (W PL) WEATHERTEX PRIMELOK
- (WG 150) WEATHERTEX WEATHERGROOVE 150
- (WG 300) WEATHERTEX WEATHERGROOVE 300
- (CB) COLORBOND SHEETING
- (LIN) LINEA WALL CLADDING
- (AXO) AXON WALL CLADDING
- (STR) STRIA WALL CLADDING

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BAL (BUSHFIRE ATTACK LEVEL)-12.5
REFER TO THE BUSHFIRE REPORT FOR
DETAILS


WINDOW AND DOOR SCHEDULE
(REFER TO BASIX FOR THOROUGH DETAILS)

ROOM	No.	ORIENTATION	FLOOR	H	W	STYLE	FRAME TYPE	GLAZING
KITCHEN	D1	NORTH		2100	2400	STACKING DOOR	ALUMINIUM	STANDARD
GAMES	D2	NORTH		2300	5400	STACKING DOOR	ALUMINIUM	STANDARD
GAMES	W1	EAST		800	2400	SLIDING	ALUMINIUM	STANDARD
GAMES	W2	SOUTH		800	1500	SLIDING	ALUMINIUM	STANDARD
PANTRY	W3	SOUTH		900	400	AWNING	ALUMINIUM	STANDARD

WINDOWS AND GLAZING MUST COMPLY WITH THE FOLLOWING:
AS:4055 -2012: STANDARD WIND LOADS FOR HOUSING
AS:1288 -2006: GUIDES FOR GLASS IN BUILDING
AS:2047 -2014: AUSTRALIAN WINDOW CODE
AS:1170-Part 2: WIND ACTIONS
AS:2048: AUSTRALIAN INSTALLATION STANDARDS
AS:3959 -2009: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
BEDROOM WINDOWS TO COMPLY WITH VOL. 2 OF THE NCC PART 11.3.7 (WHEN A BEDROOM FLOOR LEVEL IS 2m OR MORE ABOVE THE BELOW SURFACE).
WINDOWS OTHER THAN IN A BEDROOM TO COMPLY WITH VOL. 2 OF THE NCC 11.3.8 (WHEN A WINDOW FLOOR LEVEL IS 4m OR MORE ABOVE THE BELOW SURFACE).

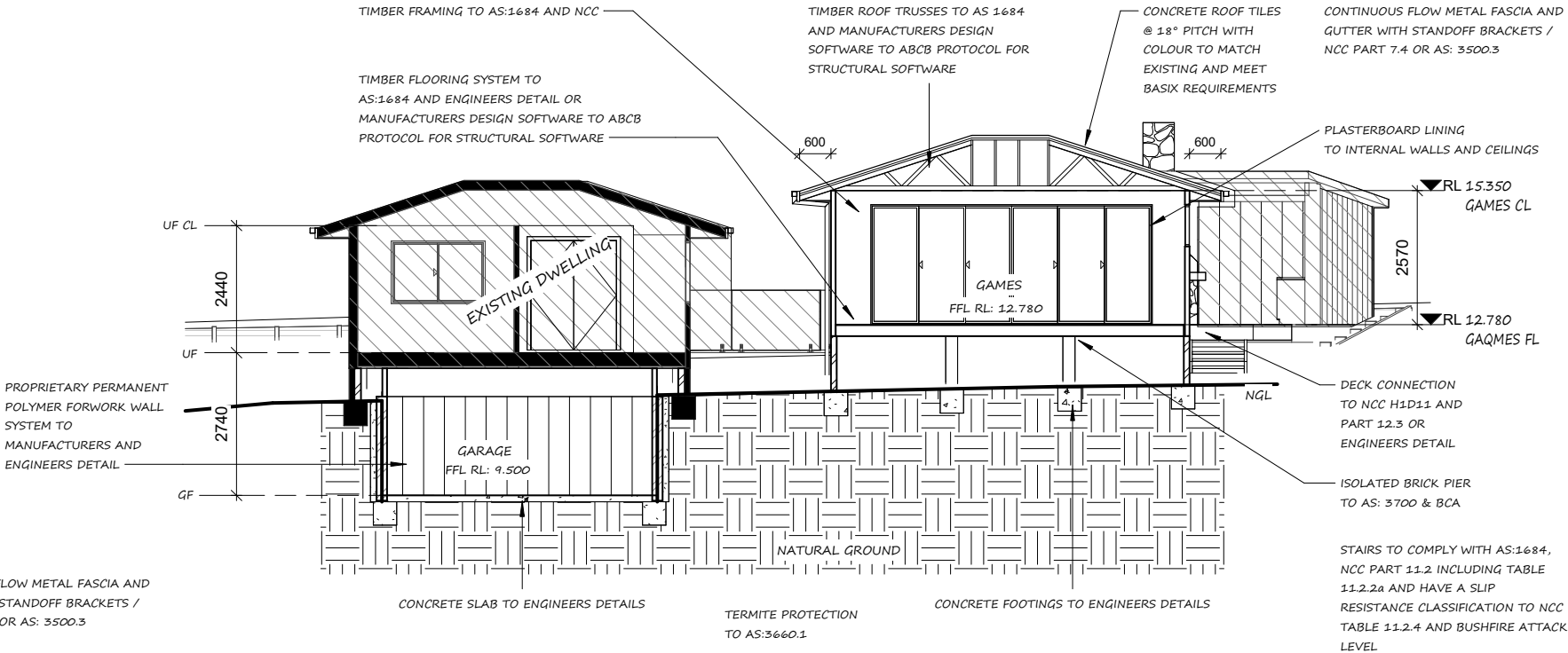
SUMMARY OF BASIX CERTIFICATE COMMITMENTS
(REFER TO THE BASIX CERTIFICATE A1795883 FOR THOROUGH DETAILS)

FIXTURES AND SYSTEMS -	
LIGHTING -	The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
FIXTURES -	SHOWERHEADS: new or altered to have a flow rate no greater than 9 litres per minute or a 3 star water rating. TOILETS: new or altered to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. TAPS: new or altered to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.
CONSTRUCTION -	
INSULATION REQUIREMENTS -	Suspended floor with enclosed subfloor: framed (R2.7) - Additional insulation R0.60 (down) (or R1.3 including construction) External Wall: framed (weatherboard, fibre, metal clad) - Additional insulation R1.3 (or R1.70 including construction) Flat Ceiling / Pitched Roof - Additional insulation ceiling: R3.0 (up), Roof: Foil/sarking
GLAZING REQUIREMENTS -	
WINDOWS AND GLAZED DOORS -	Windows, glazed doors and shading devices described in the table on the BASIX Certificate to be installed in accordance with the specifications listed.
HOT WATER SYSTEM -	Re-use existing

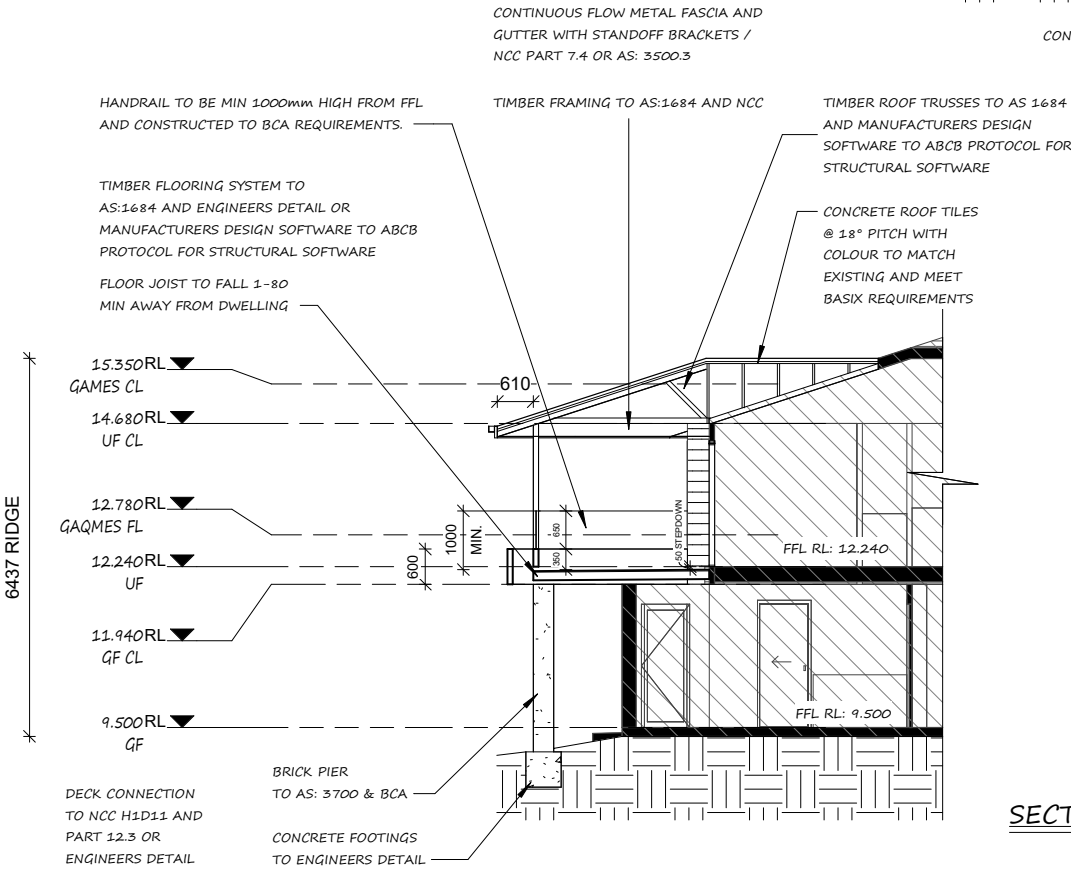
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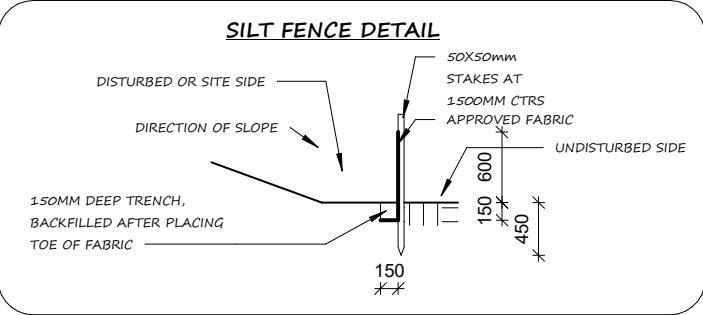



SECTION A - A SCALE 1:100 @ A3

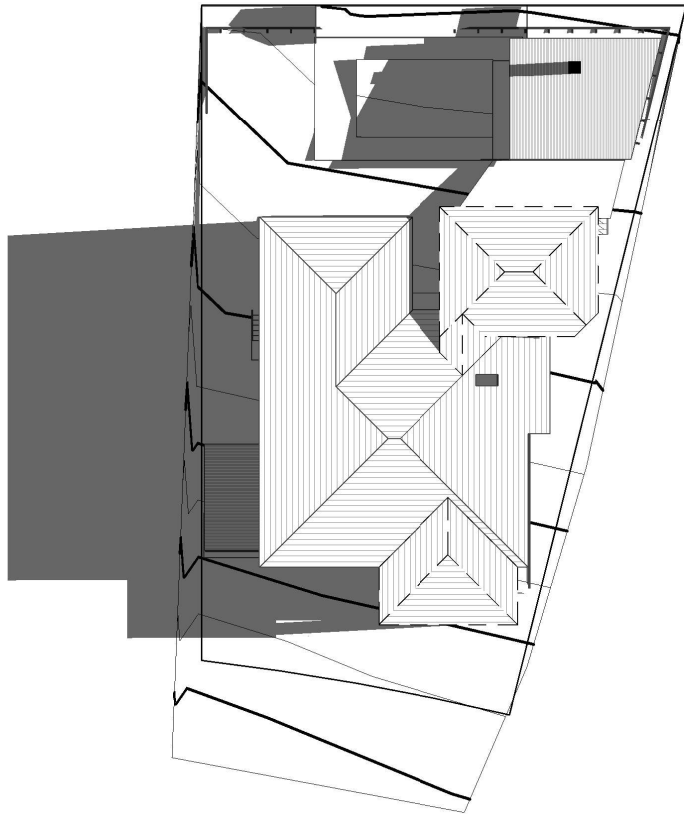


SECTION B - B SCALE 1:100 @ A3

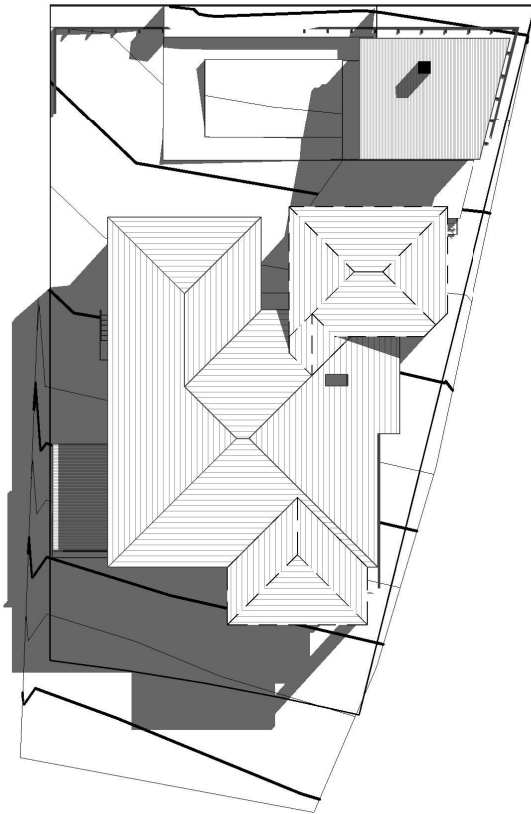
BAL (BUSHFIRE ATTACK LEVEL)-12.5
REFER TO THE BUSHFIRE REPORT FOR DETAILS



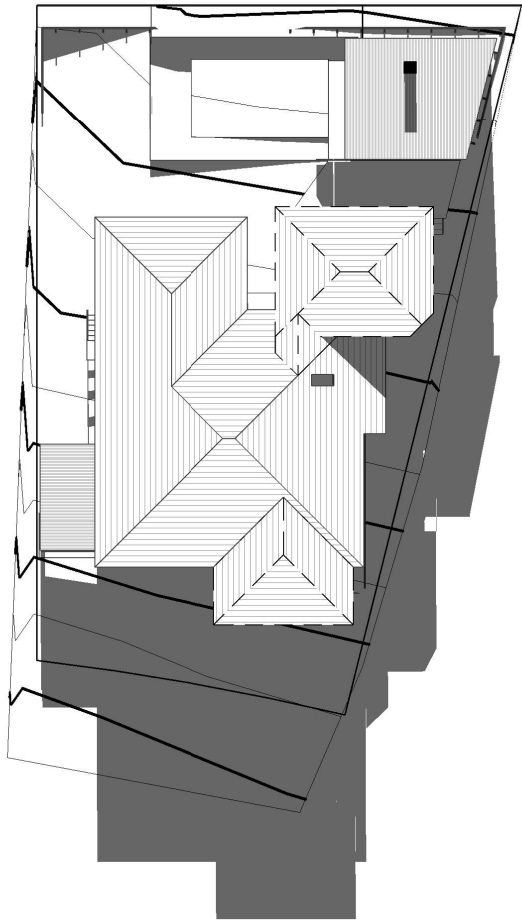
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SHADOW DIAGRAM SCALE 1:300 @ A3
WINTER SOLSTICE 9AM



SHADOW DIAGRAM SCALE 1:300 @ A3
WINTER SOLSTICE 12PM



SHADOW DIAGRAM SCALE 1:300 @ A3
WINTER SOLSTICE 3PM

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GENERAL SPECS

GENERAL

ALL SITE CONTOURS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE.
BOUNDARY DIMENSIONS, BORDERING ON MINIMUM LOCAL COUNCIL SETBACKS TO BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO COMMENCEMENT.
ALL CUT AND FILL BATTERS WHERE NOT RETAINED TO BE NO GREATER GRADIENT WHERE PRACTICAL THAN 1:4 BATTERED EMBANKMENT.
WHERE RETAINING IS REQUIRED, ANY WALL EXCEEDING 1.0m IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

SERVICES

PLUMBING

ALL PLUMBING TO COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS:3500.
STORMWATER DRAINAGE TO AS: 3500.3
PLUMBING WORKS TO BE CARRIED OUT BY A LICENSED PLUMBER. ALL FITTINGS TO BE SUPPLIED AND INSTALLED TO MANUFACTURES INSTRUCTIONS. HOT WATER SYSTEM AND RAINWATER TANK WILL BE INSTALLED TO MEET BASIX COMMITMENTS.

ELECTRICAL

ALL ELECTRICAL TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL SUPPLY AUTHORITY AS/NZS 3000.
ELECTRICAL WORKS TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
UNLESS OTHERWISE SPECIFIED, THE ELECTRICAL SERVICE WILL BE 240 volt, SINGLE PHASE SUPPLY.

GAS

ALL GAS WORKS (including LPG) TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL SUPPLY AUTHORITY.
GAS WORKS TO BE CARRIED OUT BY A LICENSED GAS FITTER.

EXCAVATIONS, FOUNDATIONS AND FOOTINGS/SLAB.

EXCAVATIONS

THE PART OF THE SITE TO BE COVERED BY THE PROPOSED BUILDING OR BUILDINGS AND AN AREA OF AT LEAST 1000mm WIDE AROUND OR TO THE BOUNDARIES OF THE SITE, WHICHEVER IS LESSER, SHALL BE CLEARED OF ALL TOPSOIL, DEBRIS AND ORGANIC MATTER. IF EARTHWORKS REVEAL GROUND ANOMALIES, INCLUDING ROCK OR QUESTIONABLE MATERIALS, AN ENGINEERS INSPECTION MUST BE CARRIED OUT.

ALL CONCRETE FOOTINGS AND CONCRETE SLABS TO AS 2870, NCC AND ENGINEERS DETAILS.
REFER TO NCC 4.2.10 CONCRETE AND 4.2.11 STEEL REINFORCEMENT
REFER TO NCC 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

TERMITE TREATMENT TO COMPLY WITH THE NCC AND AS 3660.1 TERMITE MANAGEMENT NEW BUILDING WORKS
A DURABLE NOTICE IS TO BE PERMANENTLY FIXED TO THE BUILDING TO NCC 3.4.3
THE INTENT IS TO PROVIDE FOR A TERMITE BARRIER THAT WILL ENSURE THAT TERMITE WILL NOT ENTER A BUILDING BY A CONCEALED ROUTE.

TIMBER FRAMING

ALL TIMBER FRAMEWORK TO COMPLY WITH THE NCC AND AS:1684 OR TO STRUCTURAL ENGINEERS DETAILS.

ROOF TRUSSES

ROOF TRUSSES SUPPLIED BY TRUSS MANUFACTURERS SHALL COMPLY TO AS: 1720 AND MANUFACTURERS DESIGN SOFTWARE MUST BE IN ACCORDANCE WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE.

BRACING

BRACING TO COMPLY WITH AS: 1684 AND/OR AS DESIGNED BY THE TRUSS MANUFACTURER OR STRUCTURAL ENGINEER.

TIMBER FLOORING

FLOOR JOISTS TO BE COVERED BY SHEET OR STRIP FLOORING AS SHOWN ON PLANS AND INSTALLED TO COMPLY WITH AS: 1684.

TIMBER POSTS

POSTS USED EXTERNALLY, TO BE OF SUITABLE TIMBERS FOR AN EXTERNAL APPLICATION AND COMPLY WITH AS: 1684.
POSTS TO BE SUPPORTED ON GALVANISED OR TREATED POST SHOES, UNLESS OTHERWISE SPECIFIED. ALL POSTS TO BE BOLTED TO ANY ADJOINING BEAMS.

STEEL FRAMING

ALL STEEL FRAMING TO BE IN ACCORDANCE WITH AS:4100, AS:4600 AND ENGINEERS DETAILS

ROOFING

ALL ROOFING TO COMPLY WITH THE NCC PART 7 ROOF AND WALL CLADDING AS:2049 AND AS: 2050 FOR ROOF TILES AND AS: 1562.1 FOR METAL ROOFING AND INSTALLED TO MANUFACTURES INSTRUCTIONS.
ROOF BATTENS TO COMPLY TO NCC AND/OR AS: 1684
SARKING TO TILED ROOFS TO BE LOCATED DIRECTLY UNDER BATTENS WITH A FLAMMABILITY INDEX NOT MORE THAN 5.

GUTTERS AND DOWNPIPES TO BE FIXED TO MANUFACTURES INSTRUCTIONS AND COMPLY WITH NCC PART 7.3 AND AS: 2179.
NCC PART 7.4 REQUIRES DOWNPIPES TO BE BASED ON ROOF CATCHMENT AREAS AND FIVE MINUTE RAINFALL INTENSITIES/ TWENTY YEAR AVERAGE.
GUTTERS TO BE SLOTTED TO ALLOW OVERFLOW.
DOWNPIPES TO COMPLY WITH NCC PART 7.4 AND INSTALLED TO MANUFACTURERS INSTRUCTIONS.

SEALANTS

APPROPRIATE SEALANTS SHALL BE USED WHERE NECESSARY AND APPLIED TO MANUFACTURERS INSTRUCTIONS.

FLASHINGS

FLASHINGS TO COMPLY WITH AND INSTALLED IN ACCORDANCE TO THE NCC. INCOMPATIBLE MATERIALS ARE NOT TO BE USED TOGETHER.

INSULATION

THERMAL INSULATION TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND AS: 4859
ACHIEVE THE R-VALUES REQUIRED BY NCC AND THE BASIX CERTIFICATE

BRICK AND BLOCKWORK

GENERAL

ALL BRICKWORK TO BE ERECTED IN ACCORDANCE WITH AS: 3700 AND NCC.

DAMP PROOF COURSE

ALL DAMP PROOF COURSES TO COMPLY WITH NCC AND AS:3700

CAVITY AND SUB FLOOR VENTILATION

WEEPHOLES OR VENTS MUST BE CREATED/PLACED DIRECTLY ABOVE ANY DAMP PROOF COURSE OR FLASHINGS AT CENTRES NO MORE THAN 1.2m AND COMPLY TO NCC.
SUBFLOOR VENTILATION TO NCC PART 6.2

LINTELS

LINTELS USED TO SUPPORT BRICKWORK OPENINGS TO COMPLY TO NCC.
LINTELS TO HAVE CORROSION PROTECTION IN ACCORDANCE WITH NCC PART 6.3

CLEANING

ALL EXPOSED BRICKWORK TO BE CLEANED BY AN APPROVED SYSTEM.

CLADDINGS, INTERNAL AND EXTERNAL

EXTERNAL

ALL EXTERNAL WALL CLADDINGS AND EAVE LININGS TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND NCC. PART 7.5 AS PER H1D7

INTERNAL

WALL AND CEILING LININGS TO BE INSTALLED AND FINISHED TO MANUFACTURERS INSTRUCTIONS.
WET AREA LININGS TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND NCC.

WATERPROOFING

WET AREA WATERPROOFING TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND WET AREA WATERPROOFING AS PER NCC: 10.2.1 TO 10.2.6 AND 10.2.12 REQUIREMENTS AND AS:3740 AND APPLIED BY AN APPROVED WATERPROOFER.
EXTERNAL ABOVE GROUND MEMBRANES TO NCC H2D8, AS: 4654.1 AND AS: 4654.2

WINDOWS

WINDOWS TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE NCC AND,
AS: 2047 WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION
AS: 4055 WIND LOADS FOR HOUSING
AS: 1288 GLASS IN BUILDINGS-SELECTION AND INSTALLATION
WINDOWS TO MEET RELAVENT BAL REQUIREMENTS
WINDOWS TO COMPLY WITH NCC PART 11.3.7 AND 11.3.8

STAIRS AND BALUSTRADES

STAIRS TO BE CONSTRUCTED TO NCC PART 11.2
RISERS AND GOINGS TO COMPLY TO NCC TABLE 11.2.2a AND TABLE 11.2.2b
STAIRS TO HAVE A SLIP-RESISTANCE CLASSIFICATION TO NCC TABLE 11.2.4
BALUSTRADES TO NCC PART 11.3
HEIGHT OF BALUSTRADE TO BE A MINIMUM OF 1000mm FROM FLOORS, LANDINGS, DECKS AND BALCONIES AND A MINIMUM OF 865mm ABOVE THE NOSING OF THE STAIR TREADS.
A HANDRAIL IS TO BE PROVIDED TO ONE SIDE OF EACH STAIRWAY TO NCC PART 11.3.5

CONDENSATION MANAGEMENT

A PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST COMPLY WITH NCC PART 10.8.1
EXTERNAL EXHAUST FANS FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY TO BE EXTERNALLY DUCTED.

SANITARY COMPARTMENTS

NCC PART 10.4.2 REQUIRES THE DOOR TO A FULLY CLOSED SANITARY COMPARTMENT (WC) TO,
(A) OPEN OUTWARDS; OR
(B) SLIDE OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE PAN AND THE NEAREST PART OF THE DOORWAY.

JOINERY

GENERAL

ALL JOINERY WORK TO BE MANUFACTURED AND INSTALLED TO ACCEPTABLE BUILDING PRACTICES.

DOOR FRAMES

EXTERNAL DOOR FRAMES TO BE A MINIMUM OF 32MM THICK AND SOLID REBATED 12mm DEEP. INTERNAL JAMBS TO BE A MINIMUM OF 18mm THICK AND HAVE 12mm THICK DOOR STOPS.

DOORS

ALL INTERNAL AND EXTERNAL DOOR AND DOOR SETS TO BE INSTALLED TO ACCEPTABLE BUILDING PRACTICES AND MANUFACTURED IN ACCORDANCE WITH AS: 2688 AND AS: 2689, UNLESS WRITTEN OTHERWISE.

WALL AND FLOOR TILING

INSTALLATION OF TILES TO NCC AND AS: 3958.1 AND INSTALLED TO MANUFACTURERS INSTRUCTIONS.


SMOKE ALARMS

SMOKE ALARMS MANUFACTURED IN ACCORDANCE WITH AS: 3786 ARE TO BE INSTALLED TO COMPLY WITH ABCB HOUSING PROVISIONS PART 9.5.

ALL BUILDING WORKS

ALL BUILDING WORKS TO COMPLY WITH:
AS: 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS: 3786 SMOKE ALARMS
AS: 1170 STRUCTURAL DESIGN ACTIONS - WIND LOADS
AS: 3660.1 TERMITE MANAGEMENT
AS: 3500 PLUMBING AND DRAINAGE CODE
AS: 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS: 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS: 1926.1 SAFETY BARRIERS FOR SWIMMING POOLS
AS: 2049 TILE ROOFING
AS: 1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
NCC 6.2 SUBFLOOR VENTILATION TO NCC PART 6.2

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT, THIS INCLUDES (but not excluded to), OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, MAINTENANCE WORKERS AND DEMOLISHERS

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WH & S REGULATIONS 2011

SERVICES
GENERAL

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS, INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED. UNDERGROUND AND OVERHEAD POWER LINES MAY BE LOCATED IN AND AROUND THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK. WHERE POSSIBLE AND PRACTICAL, ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW.

BUILDING COMPONENTS
DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE, WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY.

MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

TRAFFIC MANAGEMENT

BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN, SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

FALL, SLIPS, TRIPS

WORKING AT HEIGHTS

DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METRES IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. FOR BUILDINGS WHERE SCAFFOLD, LADDERS OR TRESTLES ARE NOT APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONNEL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED SURFACES BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/ FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE USED.

FLOOR FINISHES BY OWNER

IF THE DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES.

DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED, SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORKSITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

CONFINED SPACES

EXCAVATION

CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THIS BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE PROVIDED.

SMALL SPACES

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE E LIFE OF THE BUILDING.

OTHER HIGH RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25kg SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL, ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

OPERATIONAL USE OF BUILDING

THIS BUILDING HAS BEEN DESIGNED AS RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

HAZARDOUS SUBSTANCES

ASBESTOS

FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990: IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1990-IT THEREFORE MAY CONTAIN ASBESTOS. 1986-IT THEREFORE IS LIKELY TO CONTAIN EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

POWDERED MATERIALS

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER

THE DESIGN OF THIS BUILDING MAY INCLUDE THE PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURES RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.


SYNTHETIC MINERAL FIBRE

FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED, WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS

THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MUST BE CONSIDERED AT ALL TIMES.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT, THIS INCLUDES (but not excluded to), OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, MAINTENANCE WORKERS AND DEMOLISHERS

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ALL CONSTRUCTION TO AS:3959-2018	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ (FLAME ZONE)
SUBFLOOR SUPPORTS	NO SPECIAL CONSTRUCTION REQUIREMENTS	NO SPECIAL CONSTRUCTION REQUIREMENTS	NO SPECIAL CONSTRUCTION REQUIREMENTS	ENCLOSED BY EXTERNAL WALL OR BY STEEL, BRONZE OR ALUMINIUM MESH, NON- COMBUSTIBLE SUPPORTS WHERE THE SUBFLOOR IS UNENCLOSEDOR NATURALLY FIRE RESISTANT TIMBER.	IF ENCLOSED BY EXTERNAL WALL REFER BELOW "EXTERNAL WALLS" SECTION IN TABLE OR NON-COMBUSTIBLE SUBFLOOR SUPPORTS OR TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1.	SUBFLOOR SUPPORTS- ENCLOSED BY EXTERNAL WALL OR NON COMBUSTIBLE WITH AN FRL OF 30/-/- OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.2.
FLOORS	NO SPECIAL CONSTRUCTION REQUIREMENTS	NO SPECIAL CONSTRUCTION REQUIREMENTS	NO SPECIAL CONSTRUCTION REQUIREMENTS	CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL, METAL MESH AS ABOVE OR FLOORING LESS THAN 400mm ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE RESISTANT TIMBER OR PROTECTEDON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION.	CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL OR PROTECTION OF UNDERSIDE WITH A NON-COMBUSTIBLE MATERIAL SUCH AS FIBRE CEMENT SHEET OR BE NON-COMBUSTIBLE OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1.	CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL OR AN FRL OF 30/30/30 OR PROTECTION OF UNDERSIDE WITH 30 MINUTE INCIPENT SPREAD OF FIRE SYSTEM OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.2.
EXTERNAL WALLS	NO SPECIAL CONSTRUCTION REQUIREMENTS	EXTERNAL WALLS- PARTS LESS THAN 400mm ABOVE GROUND OR DECKS ETC TO BE OF NON COMBUSTABLE MATERIAL, 6mm FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBERS. ALL JOINTS TO BE LESS THAN 3mm & VENTS TO BE SCREENED.	EXTERNAL WALLS- PARTS LESS THAN 400mm ABOVE GROUND OR DECKS ETC TO BE OF NON COMBUSTABLE MATERIAL, 6mm FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBERS.ALL JOINTS TO BE LESS THAN 3mm & VENTS TO BE SCREENED.	NON-COMBUSTIBLE MATERIAL(MASONRY, BRICK VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE), TIMBER FRAMED, STEEL FRAMED WALLS SARKED ON THE OUTSIDE AND CLAD WITH 6MM FIBRE CEMENT SHEETING OR STEEL SHEETING OR BUSHFIRE RESISTANT TIMBER.ALL JOINTS TO BE LESS THAN 3mm & VENTS TO BE SCREENED.	NON-COMBUSTIBLE MATERIAL (MASONRY, BRICK VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE), TIMBER FRAMED, STEEL FRAMED WALLS SARKED ON THE OUTSIDE AND CLAD WITH 9MM FIBRE CEMENT SHEETING OR STEEL SHEETING TO BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1.	NON-COMBUSTIBLE MATERIAL (MASONRY, BRICK VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE) WITH A MINIMUM THICKNESS OF 90mm OR AN FRL OF -/30/30 WHEN TESTED FROM OUTSIDE OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.2.
EXTERNAL WINDOWS	NO SPECIAL CONSTRUCTION REQUIREMENTS	4mm GRADE A SAFETY GLASS OR GLASS BLOCKS WITHIN 400mm OF GROUND, DECK ETC WITH OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER.	5mm TOUGHENED GLASS OR GLASS BLOCKS WITHIN 400mm OF GROUND OR DECKS ETC WITH OPENABLE PORTION METAL SCREENED WITH FRAMEOF METALOR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER. ABOVE 400mm ANNEALED GLASS CAN BE USED WITH ALL GLASS SCREENED.	5mm TOUGHENED GLASS, WITH OPENABLE PORTTION SCREENEDAND FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTANT TIMBER AND PORTION WITHIN 400mm OFF GROUND, DECKETC SCREENED.	6mm TOUGHENED GLASS, FIXED AND OPENABLE PORTTION SCREENED WITH STEEL OR BRONZE MESH.	PROTECTED BY BUSHFIRE SHUTTER OR FRL OF -/30/- AND OPENABLE PORTION SCREENED WITH STEEL OR BRONZE MESH OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.2.
EXTERNAL DOORS	NO SPECIAL CONSTRUCTION REQUIREMENTS	AS FOR BAL -19, EXCEPT THAT DOOR FRAMING CAN BE NATURALLY FIRE RESISTANT (HIGH DENSITY) TIMBER.	SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5mm TOUGHENED GLASS, NON-COMBUSTABLE OR 35mm SOLID TIMBER FOR 400mm ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400mm ABOVE GROUND/DECKING ETC, TIGHT FITTING WITH WEATHER STRIPS AT BASE.	SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR NON-COMBUSTABLE OR 35mm SOLID TIMBER FOR 400mm ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED TIGHT FITTING WITH WEATHER STRIPS AT BASE.	NON-COMBUSTABLE OR 35mm SOLID TIMBER, SCREENED WITH STEEL OR BRONZE MESH, METAL FRAMED, TIGHT FITTING WITH WEATHER STRIPS AT BASE.	PROTECTED BY BUSHFIRE SHUTTER OR TIGHT-FITTING WITH WEATHER STRIPS AT BASE AND AN FRL OF -/30/-
ROOFS	NO SPECIAL CONSTRUCTION REQUIREMENTS	NON-COMBUSTABLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTABLE EMBER GUARDS. ROOF TO BE FULLY SARKED.	NON-COMBUSTABLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTABLE EMBER GUARDS. ROOF TO BE FULLY SARKED.	NON-COMBUSTABLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTABLE EMBER GUARDS. ROOF TO BE FULLY SARKED.	NON-COMBUSTABLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTABLE EMBER GUARDS. ROOF TO BE FULLY SARKED AND NO ROOF MOUNTED EVAPORATIVE COOLERS.	ROOF WITH FRL OF 30/30/30 OR TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.2. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTABLE EMBER GUARDS. ROOF TO BE FULLY SARKED AND NO ROOF MOUNTED EVAPORATIVE COOLERS.
VERANDAHS DECKS ETC:	NO SPECIAL CONSTRUCTION REQUIREMENTS	AS THAT OF BAL 29	AS THAT OF BAL 29	ENCLOSED SUBFLOOR SPACE OR NON- COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER SUPPORTS. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER.	ENCLOSED SUBFLOOR SPACE OR NON- COMBUSTIBLE SUPPORTS. DECKING TO BE NON COMBUSTIBLE.	ENCLOSED SUBFLOOR SPACE OR NON- COMBUSTIBLE SUPPORTS. DECKING TO HAVE NO GAPS AND BE NON- COMBUSTIBLE.
<div><div><div>CLIENT: MALTMAN</div><div>12</div><div>1229697</div><div># 26</div><div>BIRCHWOOD CRT, PORT MACQUARIE, NSW</div></div><div><div>PROJECT No:</div><div>1738MAL</div><div>PAGE No:</div><div>12 OF 12</div></div><div><div>REVISION:</div><div><div>Date:</div><div>17/9/2025</div><div>Completed:</div><div>DA PLANS</div><div>Rev:</div><div>1</div></div><div><div>DRAFTWORX</div><div>designs</div></div><div><div>OFFICE PHONE: 0434924566</div><div>EMAIL: plans@draftworx.net.au</div><div>ADDRESS: 26 BIRCHWOOD CRT, PORT MACQUARIE 2444</div></div></div><div>THESE NOITES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT, THIS INCLUDES (but not excluded to): OWNER, BUILDER, SUB- CONTRACTORS, CONSULTANTS, RENOVATORS, MAINTENANCE WORKERS AND DEMOLISHERS</div></div>						