



**muswellbrook
shire council**

Muswellbrook Shire Council

**DEVELOPMENT ASSESSMENT
COMMITTEE MEETING**

BUSINESS PAPER

3 JUNE 2019



Development Assessment Committee

Aim

The aim of the Development Assessment Committee is to:

- To determine development applications;
- To monitor the progress of development applications not yet determined;
- To recommend to Council the need to develop or amend policies in relation to planning related matters – including strategic planning.

Associated Principal Activities:

Development Assessment & Regulation

Specific Tasks & Parameters

1. The determination of development applications under the *Environmental Planning and Assessment Act* 1979 not otherwise delegated to the General Manager except where: the development application is for, or in any way related to:
 - (a) (i) food and drink premises used for, or proposed to be used for, the sale of alcohol;
 - (ii) electricity generating works;
 - (iii) mines and extractive industries;
 - (iv) a waste disposal facility; or
 - (v) subdivisions into more than ten lots; or
 - (b) where the capital investment value of the development specified in the development application exceeds \$2,000,000; or
2. The Development Assessment Committee the determination of any development applications under the *Environmental Planning and Assessment Act* 1979 otherwise delegated to the General Manager, which the Development Assessment Committee by resolution elects to determine.
 3. The Development Assessment Committee be constituted as follows:
 - (i) the Councillor Spokesperson for Planning (as Chair);
 - (ii) the Councillor Spokesperson for Infrastructure;
 - (iii) the Councillor Spokesperson for Utilities; andin the absence of any of the councillors set out in (i) to (iii) any other councillor nominated by the Committee Chair or Acting Chair (as the case may be).

Recommendations

- Make recommendations Council;

Staff Support:

Director – Environment & Community Services
Assistant Director – Environment & Community Services
Senior Development Co-Ordinator
Project Engineer – Water & Waste
Manager – Roads, Drainage & Technical Services
Environment & Sustainability Co-Ordinator

DEVELOPMENT ASSESSMENT COMMITTEE MEETING, 3 JUNE 2019

MUSWELLBROOK SHIRE COUNCIL

P.O Box 122

MUSWELLBROOK

31 May, 2019

Cr Martin Rush (Chair)
Cr Brett Woodruff
Cr Rod Scholes
Carolyn O'Brien
Sharon Pope
Hamish McTaggart
Gamini Hemachandra
Kellie Scholes

You are hereby requested to attend the Development Assessment Committee Meeting to be held in the COUNCILLORS ROOM, Administration Centre, Muswellbrook on **3 June, 2019** commencing at 4.00pm.

Joshua Brown
MANAGER - INTEGRATED PLANNING & GOVERNANCE

Order of Business

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**MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT ASSESSMENT COMMITTEE MEETING**

AGENDA
MONDAY 3 JUNE 2019

1 APOLOGIES AND LEAVE OF ABSENCE

Moved: _____ Seconded: _____

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION

That the Minutes of the Development Assessment Committee held on **20 May 2019**, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

Moved: _____ Seconded: _____

PRESENT: Cr M. Rush (Chair), Cr B. Woodruff and Cr R. Scholes.

IN ATTENDANCE: Ms S. Pope (Assistant Director – Environment & Community Services), Mr H. McTaggart (Co-Ordinator Development) and Miss M. Meadows (PA to the Mayor).

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Crs Woodruff and Scholes that:

The Minutes of the Development Assessment Committee held on 6 May 2019, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

NIL

4 PUBLIC PARTICIPATION

NIL

5 BUSINESS ARISING

NIL

6 BUSINESS

6.1 DA 9/2019 - DWELLING ALTERATIONS AND ADDITIONS

RECOMMENDED on the motion of Crs Woodruff and Scholes that:

The Development Assessment Committee approve Development Application No. 9/2019, involving the erection of dwelling additions including a new bedroom, lounge and ensuite, outdoor area, carport and alfresco area, on Lot 324 DP 625169, known as 140 Martindale Road, Denman, subject to the recommended conditions contained in Appendix B.

In Favour: Crs M. Rush, R. Scholes and B. Woodruff.

Against: Nil.

6.2 DA 87/2015 SECTION 4.55(1A) MODIFICATION - LOT 31 GOLDEN HIGHWAY, SANDY HOLLOW

RECOMMENDED on the motion of Crs Scholes and Woodruff that:

The Development Assessment Committee noted the Section 4.55(1A) modification of DA 87/2015, involving the carrying out of the nine (9) lot subdivision of Lot 31 DP 1156452 in 2 Stages, and request that the application come back to the Committee for consideration when the applicant is available to address the Committee.

In Favour: Crs M. Rush, R. Scholes and B. Woodruff.

Against: Nil.

6.3 OUTSTANDING DEVELOPMENT APPLICATIONS - 22 MARCH, 2019

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The Committee note the undetermined Development Applications listed in Attachment A and the status of their assessment.

7 DATE OF NEXT MEETING

TBD

8 CLOSURE

The meeting was declared closed at 4:23 pm.

.....
Cr M. Rush
Chairperson

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Section 451 of the Local Government Act requires that if a councillor or member of a council or committee has a pecuniary interest in any matter before the council or committee, he/she must disclose the nature of the interest to the meeting as soon as practicable and must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of financial gain or loss (see sections 442 and 443 of the Local Government Act).

A non-pecuniary interest can arise as a result of a private or personal interest which does not involve a financial gain or loss to the councillor or staff member (eg friendship, membership of an association, or involvement or interest in an activity). A councillor must disclose the nature of the interest to the meeting as soon as practicable.

Council's Model Code of Conduct now recognises two forms of non-pecuniary conflict of interests:

- Significant
- Less than significant

A Councillor must make an assessment of the circumstances and determine if the conflict is significant.

If a Councillor determines that a non-pecuniary conflict of interests is less than significant and does not require further action, they must provide an explanation of why it is considered that the conflict does not require further action in the circumstances.

If the Councillor has disclosed the existence of a significant non-pecuniary conflict of interests at a meeting they must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

4 PUBLIC PARTICIPATION

5 BUSINESS ARISING

6 BUSINESS

6.1 DA 87/2015 SECTION 4.55(1A) MODIFICATION - LOT 31 GOLDEN HIGHWAY, SANDY HOLLOW

Attachments:	<p>A. DA 87/2015 Section 4.55(1A) Modification Assessment</p> <p>B. DA 87/2015 Section 4.55(1A) Recommended Conditions of Consent</p> <p>C. DA 87/2015 Proposed Plans and Staging Plans</p> <p>D. DA 87/2015 - Council's Notice of Determination dated 19 May 2016</p> <p>E. DA 87/2015 - Approved Plan Referenced by 19 May 2016 Notice of Determination</p> <p>F. Correspondence from Adam Thrift</p>
Responsible Officer:	Sharon Pope - Assistant Director - Environment & Community Services
Author:	Hamish McTaggart - Co-Ordinator - Development
Community Plan Issue:	<i>A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders</i>
Community Plan Goal:	<i>Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.</i>
Community Plan Strategy:	<i>Provide efficient and effective Development Application, Complying Development Certificate, Construction Certificate and Occupational Certificate assessment services.</i>

PURPOSE

This report has been prepared to inform the Development Assessment Committee in determining a Section 4.55(1A) Modification application for the amendment of the development consent issued by Council in relation to Development Application (DA) 87/2015.

DA 87/2015 involves the subdivision of Lot 31 DP 1156452 into nine (9) lots and this proposed modification seeks to amend the development application by including a staging plan to allow the development to be carried out in 2 Stages. This Section 4.55(1A) modification has been assessed by Council Officers and a copy of the Assessment Report is attached.

Delegations issued to the General Manager include a limitation on the General Manager determining matters under the Environmental Planning and Assessment Act 1979 as follows:

- (ii) *[determine matters]* which are for, or in any way related to:
 - (e) *subdivisions into more than five lots.*

The delegations issued to the Development Assessment Committee allow the Committee to determine development applications that involve the subdivision of land into a maximum of ten (10) lots.

Therefore, this report has been prepared to inform the Committee its assessment and determination of the development application.

RECOMMENDATION

The Development Assessment Committee approve the Section 4.55(1A) modification of DA 87/2015, involving the carrying out of the nine (9) lot subdivision of Lot 31 DP 1156452 in 2 Stages, subject to the recommended conditions contained in Appendix B.

Moved: _____ Seconded: _____

DESCRIPTION OF THE PROPOSAL

The proposed Section 4.55 modification application seeks Council's approval for the modification of a development consent issued by Council Officers for the nine (9) lot subdivision of Lot 31 DP 1156452.

The development application was approved by Council Officers under delegated authority on 19 May 2016.

The land subject to this development application is zoned RU5 Village under the Muswellbrook Local Environmental Plan 2009 and is part of the Sandy Hollow village. The subject site is identified in context with the wider locality in the image below.

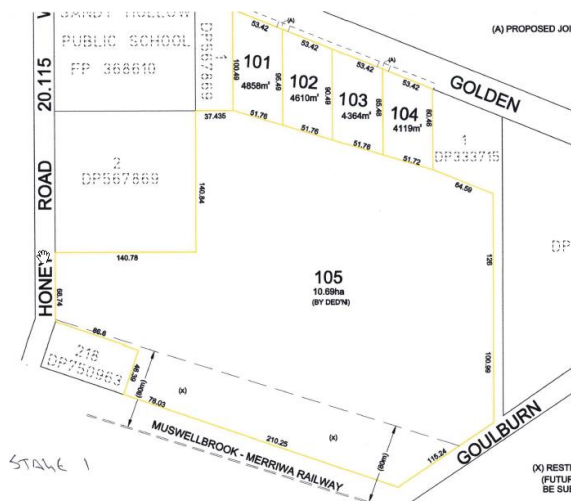


The purpose of the proposed modification is to enable the approved subdivision to be carried out in 2 Stages. The staging of the development is the only change to the approved development proposed by the applicant.

The plans submitted seek approval to carry out the development in the following 2 stages.

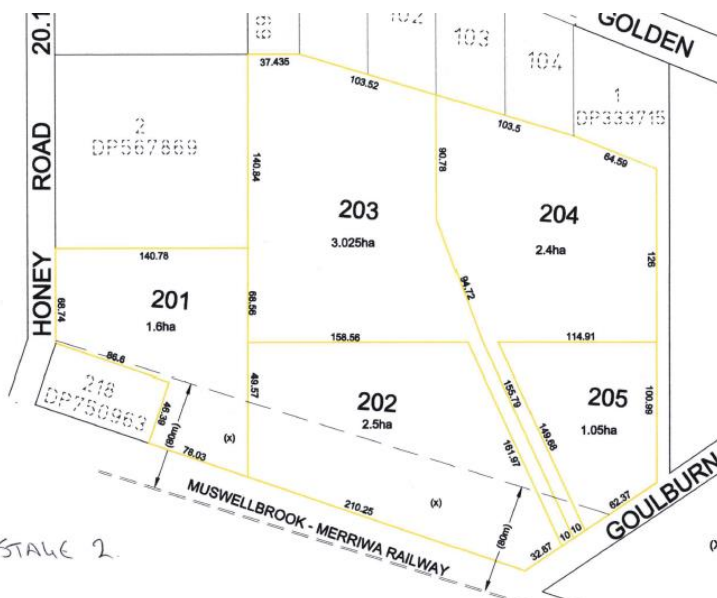
Stage 1:

The subdivision of four (4) lots with frontage to the Golden Highway and the creation of a residual development lot to be further subdivided as part of Stage 2. The Stage 1 subdivision is identified in the image below:



Stage 2:

The subdivision of the residual lot (Lot 105) into five (5) lots as set out in the image below.



ASSESSMENT SUMMARY

Council Officers have considered the proposed development against the relevant matters prescribed by Section 4.55(1A) and Section 4.15 of the *Environmental Planning and Assessment Act 1979*. A copy of the Development Assessment Report is provided in Attachment A for the Development Assessment Committee's consideration.

The result of the assessment is that Council Officers recommend that development consent be granted to the proposed development subject to recommended conditions of consent. The recommended conditions of consent are provided in Attachment B.

Key considerations and findings of the assessment report include:

- The proposed modification seeks to establish a staging plan for the carrying out of the approved development. Accordingly Council Officers are satisfied that the proposed modified development would be substantially the same development as the development previously approved and would be of minimal environmental impact. Accordingly, Council may consider the proposed development as a Section 4.15(1A) modification.
- The proposed modification does not alter the approved lot arrangement in any way other than requesting the carrying out of the development in stages. Accordingly, there are limited matters that require consideration under Section 4.15(1) of the Environmental Planning and Assessment

Act 1979 to inform the determination of this development application. The key areas of consideration relate to the servicing requirements for each stage of the development.

The recommended conditions of consent have been adjusted to account for these issues and take into consideration comments from Council's Roads and Drainage Division, Water and Waste Division and NSW Roads and Maritime Services as relevant authorities consulted in relation to the servicing of the staged development.

Following the Development Assessment Committee's previous deferrals of the Development Application the applicant has been in contact with Council around the deferral. The owner of the land has provided a letter to Council indicating that he has also been in contact with the person benefited by the development consent issued by Council for the subdivision of the property opposite the site on Honey Lane and the improvements to Honey Lane required by that consent.

COMMUNITY CONSULTATION

Surrounding properties were notified of the development proposal between 9 January 2019 and 24 January 2019. A notice was also placed in the local newspaper, the Hunter Valley News, at the commencement of the notification period.

No submissions were received from the public in relation to the proposed development.

OPTIONS

The Development Assessment Committee may:

- (A) Grant approval to the Section 4.55(1A) modification application subject to the recommended conditions of consent,
- (B) Grant approval to the Section 4.55(1A) modification application unconditionally or subject to amended conditions of consent,
- (C) Refuse the Section 4.55(1A) modification application and nominate reasons for refusal, or
- (D) Resolve not to determine the Section 4.55(1A) modification application and defer its determination to the elected Council.

LEGAL IMPLICATIONS

Where the applicant is dissatisfied with the determination of the Section 4.55 modification application they have an opportunity under the provisions of the *Environmental Planning and Assessment Act 1979* to appeal that determination at the Land and Environment Court.

CONCLUSION

This Section 4.55(1A) modification of DA 87/2015 has been reported to the Development Assessment Committee as it involves a subdivision of one lot into more than five (5) lots. Therefore, the determination of this development application is outside the function delegated to Council Officers by Council. The determination of the development application is within the function delegated to the development assessment committee.

Council Officers have completed an assessment of the proposed Section 4.55(1A) modification. This assessment recommends that the Development Assessment Committee grant development consent to DA 116/2018 subject to conditions of consent outlined in Attachment B.

ASSESSMENT REPORT

ADDRESS/WARD: Lot: 31 DP: 1156452, Merriwa Road Sandy Hollow

APPLICATION NO: 87/2015

PROPOSAL: Pursuant to section 4.55(1A) of the EP & A Act 1979, to modify a consent for s4.55(1a) modification - subdivision of one (1) lot into nine (9) lots - modification to carry out the development in two (2) stages

OWNER: Mr A P Thrift

OWNER ADDRESS: 13 Goulburn Drive
SANDY HOLLOW NSW 2333

APPLICANT: Mr A P Thrift

ADDRESS: 13 Goulburn Drive
SANDY HOLLOW NSW 2333

AUTHOR: Report of Mr H A McTaggart

DATE OF REPORT: 2 April 2019

DATE LODGED: 17/12/2018

SUMMARY

ISSUES: Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979.

SUBMISSIONS: Nil

RECOMMENDATION: Approval Subject to Conditions

DESCRIPTION OF PROPOSAL

On the 19 May 2016 Council Officers granted development consent to DA 87/2015 for nine (9) lot subdivision of Lot 31 DP 1156452.

The subject land is located in the Sandy Hollow Township, is zoned RU5 Village and has direct frontages to the Golden Highway, Goulburn Drive and Honey Lane.

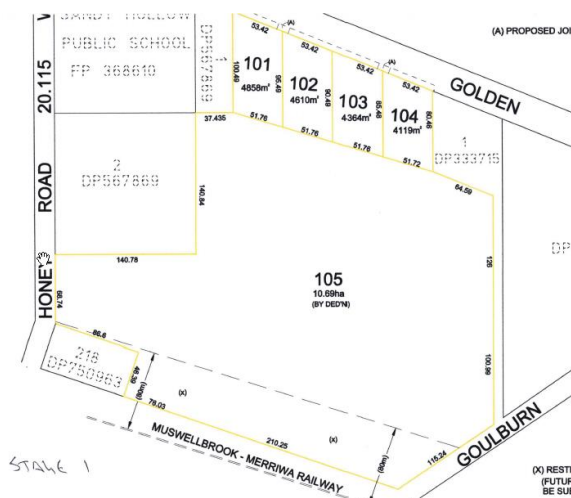
The site is identified in context with its surrounds in the image below.



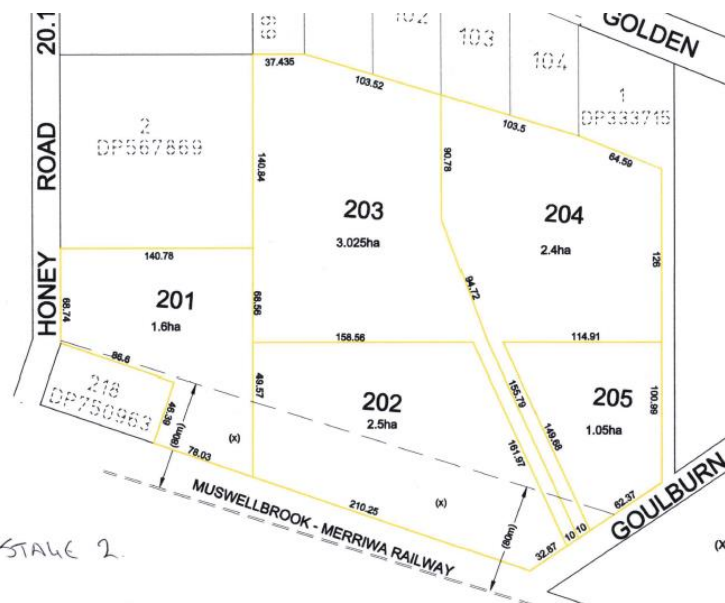
This application seeks to modify Council's previous approval of the development application to carry out the development in two stages.

Other than the inclusion of the proposed staging plans, there are no other changes to the approved development. The number of lots proposed, lot locations and lot sizes would remain consistent with those previously approved by Council.

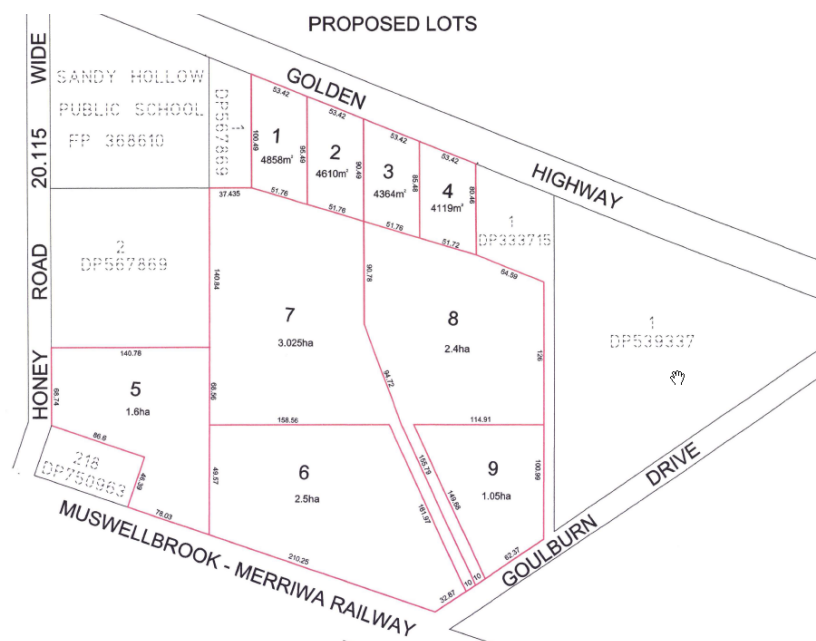
Under the proposed staging plan the subdivision would be carried out in two stages. Stage 1 would create four (4) lots with road frontage to the Golden Highway and a residual development lot. Proposed Stage 1 is shown in the image below.



Stage 2 would consist of the subdivision of the Stage 1 residual lot (Lot 105) into five (5) lots. Proposed Stage 2 is shown in the image below.



As previously mentioned the location and area of the proposed lots would remain consistent with the previous approval.



SUBMISSIONS

The proposed modification was notified and advertised in accordance with the provisions of the Muswellbrook DCP between the 9 January 2019 and 24 January 2019. During this period, neighbouring property owners were notified of the development and a Notice published in the Hunter Valley News on the 9 January 2019.

No submissions were received by Council in relation to the proposed modification.

SECTION 4.55 CONSIDERATIONS

Section 4.55 of the Environmental Planning and Assessment Act 1979 establishes a framework under which applicants can apply for the modification of a development consent previously granted by a consent authority. There are three (3) types of modifications to development consents that can be applied for under Section 4.55:

- Section 4.55(1) – modifications involving a minor error, wrong description or miscalculation.
- Section 4.55(1A) – modifications involving minimal environmental impact.
- Section 4.55(2) other modifications.

The application lodged with Council is a Section 4.55(1A) modification application. When considering whether to grant consent to a Section 4.55(1A) modification application a consent authority must take the following matters into consideration:

- Whether it is satisfied that the development to which the consent as modified relates is of minimal environmental impact;
- Whether it is satisfied that the development to which the consent as modified relates is substantially the same development;
- Whether it has notified the application in accordance with the regulations and has considered any submissions made concerning the proposed modification; and
- in determining the application for modification, has taken into consideration such matters referred to under Section 4.15(1) as are relevant.

Is the proposed development of minimal environmental impact?

The proposed modification does not alter the number, location or size of lots in the approved subdivision. The only change to the development is the carrying out of the development in stages. Council Officers are satisfied that the modification proposed is of minimal environmental impact.

Is the proposed development as modified substantially the same development approved by the Council?

The proposed development is considered to be substantially the same development. There are no proposed changes to the number, size or location of the proposed lots. This modification seeks approval for the carrying out of the development in stages only. Accordingly, Council Officers are satisfied that the proposed development is substantially the same as the development previously approved by Council.

Has the proposal been notified in accordance with the Regulations and Council's DCP requirements?

The proposed development was notified in accordance with the Muswellbrook DCP requirements. No submissions were received by Council in relation to the proposed development.

Any relevant considerations under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

The proposed modification has been reviewed against the relevant matters for consideration specified by Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

The only notable change to the relevant environmental planning and assessment matters specified by Section 4.15(1) relate to the changes to lot servicing and construction works through the staging of the development. To inform relevant issues around the servicing of lots associated with the staging of the development, the proposal has been referred to Council's Water and Waste Division, Roads and Drainage Division and the NSW RMS. Matters raised by these referrals have been considered under the sub-headings below.

NSW RMS

NSW Roads and Maritime Services provided correspondence dated 10 January 2019 raising no objection to the proposed development and its staging. The requirements imposed as a result of NSW RMS requirements on the original consent have been retained as recommended conditions of consent, but adjusted to reference the current lot arrangement.

Water and Waste

The proposed development was referred to Council's Water and Waste Division who provided comments dated 9 January 2019 raising no issue in relation to the staging of the development. Recommended conditions relating to the Notice of Arrangement and water servicing of the development have been adjusted to reflect the staging plan.

Roads and Drainage

The proposed development was referred to Council's Roads and Drainage Team who provided comments in relation to the proposal on the 2 April 2019. These comments consider the impact of staging the development on timing of works to upgrade Honey Lane, which was a requirement of the original Notice of Determination for DA 87/2015. To manage the rollout and construction of this infrastructure and vehicle crossovers for the proposed lots, conditions have been updated and imposed consistent with the following:

- The full upgrade of the Honey Lane intersection and the first 30m of road pavement construction will be required as part of Stage 2 works, as there is no increase in traffic or vehicle movements on this road as part of the stage 1 development. This work is to be completed prior to the issue of a Stage 2 subdivision Certificate.
- A kerb return is to be installed and a pram ramp provided to connect to the existing footpath pavement. This would improve pedestrian accessibility to the development and compliance with the aims and objectives of Section 5.1.3 (k) and (m) of the DCP.
- To manage and ensure access to the residual development lot from Goulburn Drive, an additional requirement has been drafted for the recommended conditions, requiring that vehicle access for the residual lot be constructed from Goulburn Drive prior to the issue of a Stage 1 Subdivision Certificate.

It is considered that the proposed modification does not present any issue that would prevent Council from granting approval to the modification, provided the conditions of consent are updated to reflect their requirements.

CONCLUSION

The proposed Section 4.55(1A) Modification for the carrying out of the approved nine (9) lot subdivision of Lot 31 DP 1156452 in 2 Stages has been assessed against the relevant matters prescribed by Section 4.55 of the Environmental Planning and Assessment (EP&A) Act 1979. Council Officers are satisfied that the proposed modification is of minimal environmental impact and substantially the same as the development previously approved by Council.

Council Officers have also considered the proposed modification against the provisions of Section 4.15(1) of the EP&A Act 1979 and are satisfied that the proposed modification would be in accordance with the relevant assessment provisions and that development consent can be granted subject to a number of modified conditions of consent.

RECOMMENDATION

That the Development Assessment Committee approve the modification of DA 87/2015 subject to recommended modified conditions of consent.

DA 87/2015 S4.55(1A) Modification Proposed Conditions of Consent

Schedule 1 contains summary of modified conditions and Schedule 2 sets out proposed conditions in full.

SCHEDULE 1
SUMMARY OF MODIFIED CONDITIONS OF CONSENT

This Schedule includes a summary of the changes to the conditions of consent from those imposed on the original determination of this development application. This Schedule should not be relied on to identify the full details of the consent and is provided as a reference document only to assist a person reviewing or acting with this consent to identify changes from the consent previously issued by Council. The current conditions of consent are listed in full in Schedule 2.

The dot points below provide a brief summary of changes to the conditions of consent imposed by Council in its previous determination of this development application:

- Condition 1, amended to reference the updated approved plans
- Condition 8, modified to restrict the carrying out of works that require a Construction Certificate until a Construction Certificate has been issued.
- Condition 10, modified slightly to require section 68 approval where relevant.
- Condition 11, modified to include reference to the new plans/lot arrangement.
- Condition 12, updated to reference the staging of the development and construction requirements for Stage 1 and 2.
- Former condition 16 deleted and replaced by new conditions 20 and 24 to require a Compliance Certificate to be obtained prior to the issue of a Subdivision Certificate of each stage of the development.
- Former condition 17 deleted and replaced by new conditions 21 and 25 to Section 94 contributions to be paid prior to the issue of a Subdivision Certificate of each stage of the development.
- New condition 22 added to include a requirement for relevant works and kerb and gutter improvement to be carried out to Honey Lane prior to the issue of a Subdivision Certificate for Stage 1.
- New condition 23 added to include a requirement for the Stage 1 vehicle accesses to be constructed prior to the issue of a Subdivision Certificate for Stage 1 of the development.
- New condition 26 added to include a requirement for all relevant Honey Lane improvement works to be completed prior to the issue of a Subdivision Certificate for Stage 2.
- New condition 27 added to include a requirement for the Stage 2 vehicle accesses to be constructed prior to the issue of a Subdivision Certificate for Stage 1 of the development.
- Minor amendments and numbering changes to adjust condition numbering to account for the deleted and newly imposed conditions of consent.

SCHEDULE 2
DEVELOPMENT CONSENT CONDITIONS

This Schedule sets out the conditions of consent for the development.

The conditions of consent are as follows:

IDENTIFICATION OF APPROVED PLANS

1. Development in Accordance with Plans

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawings no.	Drawn by	Date	Received
Approved Lots	MM Hyndes Bailey & Co	21 November 2018	18 December 2018
Stage 1 Plan	MM Hyndes Bailey & Co	21 November 2018	18 December 2018
Stage 2 Plan	MM Hyndes Bailey & Co	21 November 2018	18 December 2018

2. Plans on Site

A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

**ANCILLARY MATTERS TO BE ADDRESSED TO THE SATISFACTION OF COUNCIL PRIOR TO THE
ISSUE OF THE CONSTRUCTION CERTIFICATE**

3. Construction Management Program

A Construction Management Program must be prepared and submitted to, and approved in writing by the Council prior to the issue of any Construction Certificate. The program shall include such matters as:

- a) a Safe Work Method Statement;
- b) the proposed method of access to and egress from the site for construction vehicles, including access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed;
- c) the proposed phases of construction works on the site, and the expected duration of each construction phase;
- d) the proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken;

- e) the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process;
- f) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site;
- g) the proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- h) the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;
- i) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising structural engineer, or equivalent;

All work and excavation, demolition or construction activities shall be undertaken in accordance with the approved Construction Management Program and any conditions attached to the approved plan. A copy of the approved Construction Management Plan, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request.

ANCILLARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

4. Muswellbrook Shire Water and Waste Division

A 'Notice of Requirements' under the Water Management Act 2000 must be obtained, prior to any Construction Certificate application, detailing water and sewer extensions to be built and charges to be paid by the applicant. Any charges identified in the 'Notice of Requirements' as requiring payment at construction certificate stage are to be paid prior to release of a Construction Certificate.

Details demonstrating compliance with any requirements for works by Muswellbrook Shire Council Water & Waste Department are to be provided with the Construction Certificate application.

The final compliance certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision or Occupation Certificate.

5. Australian Rail and Track Corporation – Stormwater

Prior to any Construction Certificate being issued, the applicant must submit details of stormwater disposal to Council for approval. The flow of stormwater toward the rail corridor must not be increased by the proposed development. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT
--

6. Public Liability Insurance

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Muswellbrook Shire Council, as an interested party and a copy of the Policy must be submitted to Council and the Principal Certifying Authority prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

(Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.)

7. Sediment and Erosion Control

All required erosion and sedimentation techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised.

8. Construction Certificate Requirement

No works shall commence on site for works that require a construction certificate until such time as a Construction Certificate has been issued for either part or all of the works. If a certificate is issued for part of the works it must cover the works being undertaken onsite.

9. Damage to Public Infrastructure

The applicant shall bear the cost of all restoration works to Council property damaged during the course of this development. The applicant shall submit in writing and/or photographic record, of any existing damage to Council property before commencement of work.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. If no documentation is received prior to commencement of work it will be assumed that the infrastructure was undamaged and the applicant will be required to restore all damaged infrastructure at their expense.

10. Section 68 Local Government Act Approval

Prior to the commencement of any works relating to the carrying out of water supply or stormwater drainage works it shall be necessary for the applicant to obtain a Section 68 Local Government Act approval for all water supply and stormwater sewer drainage works.

11. Section 138 Permit - Vehicle Entry

Prior to commencing construction of all relevant driveway/vehicle crossing/layback, within the road reserve, a permit for the work must be obtained from Council, under Section 138 of the Roads Act 1993 for proposed lots 1, 2, 3, 4, 7 and 8 (as shown on the Approved Lots Plan).

Note: Proposed lots 5, 6 and 9 will require a Section 138 Permit when applications are lodged for dwellings.

Note2: The Lot identified as Lot 105 on the proposed Stage 1 Plan will also require the construction of a vehicle access prior to the issue of a Subdivision Certificate for Stage 1 of the development. The vehicle access for this Lot is to be constructed from Goulburn Drive and not Honey Lane.

12. Section 138 – Road construction Honey Lane

At the relevant stage of the development the applicant is to lodge a Section 138 Permit under the Roads Act 1993 for the half width construction of Honey Lane and a kerb return in accordance with Standards in Section 5.4.2 of the DCP and the requirements below. A design Plan for the intersection and Kerb returns is to be submitted to Council for approval with the relevant Section 138 Application.

- a) Prior to the completion of Stage 1 of the development Council requires the design and construction of a kerb return on the eastern side of Honey Lane. The kerb return is to be constructed between the existing kerb on the Golden Highway and a location parallel to the property boundary of Lot 1 DP 368610 (Sandy Hollow School). A pram ramp is to be included in the design of the kerb return at a location parallel to the pedestrian footpath adjacent the school and the pedestrian footpath extended to connect with the pram ramp and kerb return.
- b) Prior to the completions of Stage 2 of the development Council requires a 7m wide sealed pavement with transition tapers to suit turning template from the Golden Highway. This pavement is to be extended for a length of 30m transitioning to the existing gravel pavement. The kerb return is to join the kerb in front of the School and terminate at the Tangent Point in Honey Lane.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

13. Construction Hours

- (a) Subject to this clause, building construction is to be carried out during the following hours:
 - i. between Monday to Friday (inclusive)—7.00am to 6.00pm
 - ii. on a Saturday—8.00am to 1.00pm
- (b) Building construction must not be carried out on a Sunday or a public holidays.
- (c) Demolition works and excavation works must only be carried out between Monday to Friday (inclusive) between 8.00am and 5.00pm.
- (d) The builder and excavator must display, on-site, their 24 hour contact telephone numbers, which are to be clearly visible and legible from any public place adjoining the site.

CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

14. Impact on Amenity of Surrounding Area – Non Residential Areas

The implementation and intensity of this development shall not adversely affect the amenity of the neighbourhood by reason of excessive levels of illumination (internal or external), solar glare arising from the building materials utilised in any construction processes or fit-out, the emission of noises, noxious fumes, odours and waste.

15. Australian Rail and Track Corporation – Fencing

A 1.8m high mesh security fence is to be erected along the common boundary of the subject land and the rail corridor.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY SUBDIVISION CERTIFICATE
--

16. Services within Lots – Subdivision

Prior to the issue of a Subdivision Certificate for each stage of the development a notification of arrangements to connect services and utilities for each lot included in that stage is to be provided to the Certifying Authority:

- (a) telecommunication services
- (b) electrical reticulation
- (c) National Broadband Network

All adjustments to existing utility services made necessary by the development are to be undertaken by the developer at no cost to Council.

17. Easements, Rights-of-way and Restrictions-as-to-user

The applicant shall register a restriction on the land requiring storage tanks to minimise the impact of roof water and to establish a maximum area of sealed pavement or pathways and/or establish the need interallotment drainage works and easements.

18. Building and Unit Numbering (Subdivisions)

Prior to issuing any Subdivision Certificate for the subdivision, the person acting upon this consent must apply to Muswellbrook Shire Council and receive written confirmation of the allocated street names and addresses (house number) and unit numbers for the building and any approved allotments within the completed project. These are the street names and numbers that will be recorded in Council records and must be displayed at the property in accordance with the provisions of AS/NZS 4819:2003 – Geographic information – Rural and urban addressing.

To assist Council when applying for street name and number allocations, a draft proposal for street naming and numbering within development should be submitted for concurrence to Council at an early stage of construction, as these numbers will be used to maintain Council's property and mapping database, and the proposed street names must be formally agreed and adopted by Council.

19. Works as Executed plans

All civil works for each stage shall be completed to Council's satisfaction. On completion, "Works-as-Executed" (WAE) drawings are to be provided by the developer, to Council and accepted, prior to the release of the respective subdivision certificate. The drawings shall be in the form of a marked-up copy of each approved Construction Certified Engineering Plan, and also in marked-up digital CAD format compatible with Council's asset database system. Digital data requirements shall be confirmed with Council's Asset Manager prior to provision of the WAE drawings.

All WAE drawings shall be individually certified as compliant with the design requirements of this consent by an appropriately qualified engineer or registered surveyor.

Line sheets/junction sheets are to be provided by the developer for all access chamber lengths covered by the WAE sewer main drawings.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY SUBDIVISION CERTIFICATE FOR STAGE 1

20. Notice of Requirements – Water and Sewer Connection

A Compliance Certificate under the Water Management Act 2000 must be obtained from Muswellbrook Shire Water & Waste Division for the completion of water servicing works and the payment of relevant contributions in accordance with any Notice of Requirements issued in relation to the relevant stage of the development.

Prior to the issue of the subdivision Certificate for Stage 1 the person acting with this consent must obtain a Compliance Certificate for the completion of water supply work related to the creation of Lots 101, 102, 103, 104 and 105 as identified on the approved Stage 1 Plan.

21. S7.11 Contributions

Prior to the issue of a Subdivision Certificate for Stage 1 a contribution pursuant to the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979, as specified under the Muswellbrook Shire Council Section 94 Contribution Plan for the services detailed in column A and, for the amount detailed in column B shall be made to Council.

Description	Calculation (per lot)	Payment required
Rural Roads	\$2,972.00 x 4	\$11,888.00
Bushfire protection	\$2,890.00 x 4	\$11,560.00
Open Space and community facilities	\$1,236.00 x 4	\$4,944.00
	TOTAL PAYABLE	\$28,392.00

The above amount shall be adjusted for inflation by reference to the Consumer Price (All Ordinaries) Index applicable at the time of the payment of the contribution.

A copy of the Muswellbrook Shire Council Section 94 Contribution Plan can be viewed at the office of Council 157 Maitland Street, Muswellbrook.

22. Kerb Construction Honey Lane

Prior to the issue of a Subdivision Certificate for Stage 1 of the development, The Honey Lane kerb return required in accordance with condition 12 a) of this Notice of Determination, are to be completed in accordance with design plans provided to and approved by Council in conjunction with the Section 138 permit application.

The works must be completed in accordance with the requirements of this consent, the approved detailed design plans, the requirements of relevant Section 138 permits and to the satisfaction of the Roads Authority.

23. Vehicle Access Construction

Prior to the issue of a Subdivision Certificate for Stage 1 of the development, the driveway access driveway access/vehicle crossovers are to be constructed for Lots 101, 102, 103, 104 and 105 as shown on the approved Stage 1 Plan in accordance with any Section 138 permit and the requirements of condition 11 of this Notice of Determination.

The driveway access/vehicle crossover for Lot 105 is to be constructed from Goulburn Drive and not Honey Lane unless otherwise approved by Council in writing.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY SUBDIVISION CERTIFICATE FOR STAGE 2

24. Notice of Requirements – Water and Sewer Connection

A Compliance Certificate under the Water Management Act 2000 must be obtained from Muswellbrook Shire Water & Waste Division for the completion of water servicing works and the payment of relevant contributions in accordance with any Notice of Requirements issued in relation to the relevant stage of the development.

Prior to the issue of the subdivision Certificate for Stage 2 the person acting with this consent must obtain a Compliance Certificate for the completion of water supply work related to the creation of Lots 201, 202, 203, 204 and 205 as identified on the approved Stage 2 Plan.

25. S7.11 Contributions

Prior to the issue of a Subdivision Certificate for Stage 2 a contribution pursuant to the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979, as specified under the Muswellbrook Shire Council Section 94 Contribution Plan for the services detailed in column A and, for the amount detailed in column B shall be made to Council.

Description	Calculation (per lot)	Payment required
Rural Roads	\$2,972.00 x 4	\$11,888.00
Bushfire protection	\$2,890.00 x 4	\$11,560.00
Open Space and community facilities	\$1,236.00 x 4	\$4,944.00
	TOTAL PAYABLE	\$28,392.00

The above amount shall be adjusted for inflation by reference to the Consumer Price (All Ordinaries) Index applicable at the time of the payment of the contribution.

A copy of the Muswellbrook Shire Council Section 94 Contribution Plan can be viewed at the office of Council 157 Maitland Street, Muswellbrook.

26. Road Construction Honey Lane

Prior to the issue of a Subdivision Certificate for Stage 2 of the development, the road works required in accordance with condition 12 b) of this Notice of Determination, are to be completed in accordance with detailed design plans provided to and approved by Council in conjunction with the Section 138 permit application.

The works must be completed in accordance with the requirements of this consent, the approved detailed design plans, the requirements of relevant Section 138 permits and to the satisfaction of the Roads Authority.

27. Vehicle Access Construction

Prior to the issue of a Subdivision Certificate for Stage 2 of the development, the driveway access driveway access/vehicle crossovers are to be constructed for Lots 203 and 204 as shown on the approved Stage 2 Plan in accordance with any Section 138 permit and the requirements of condition 11 of this Notice of Determination.

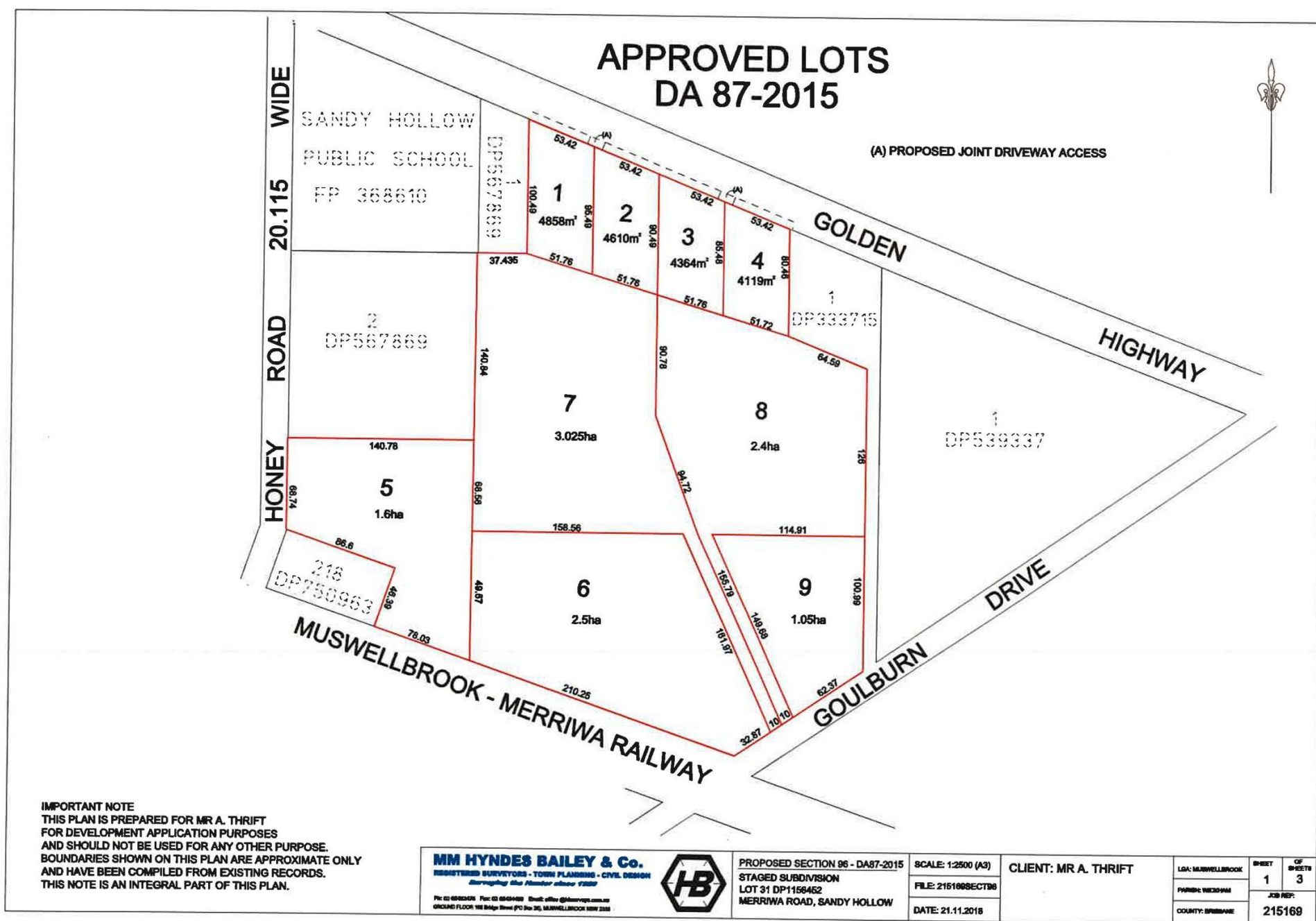
GENERAL TERMS OF APPROVAL PURSUANT TO SECTION 4.47 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)
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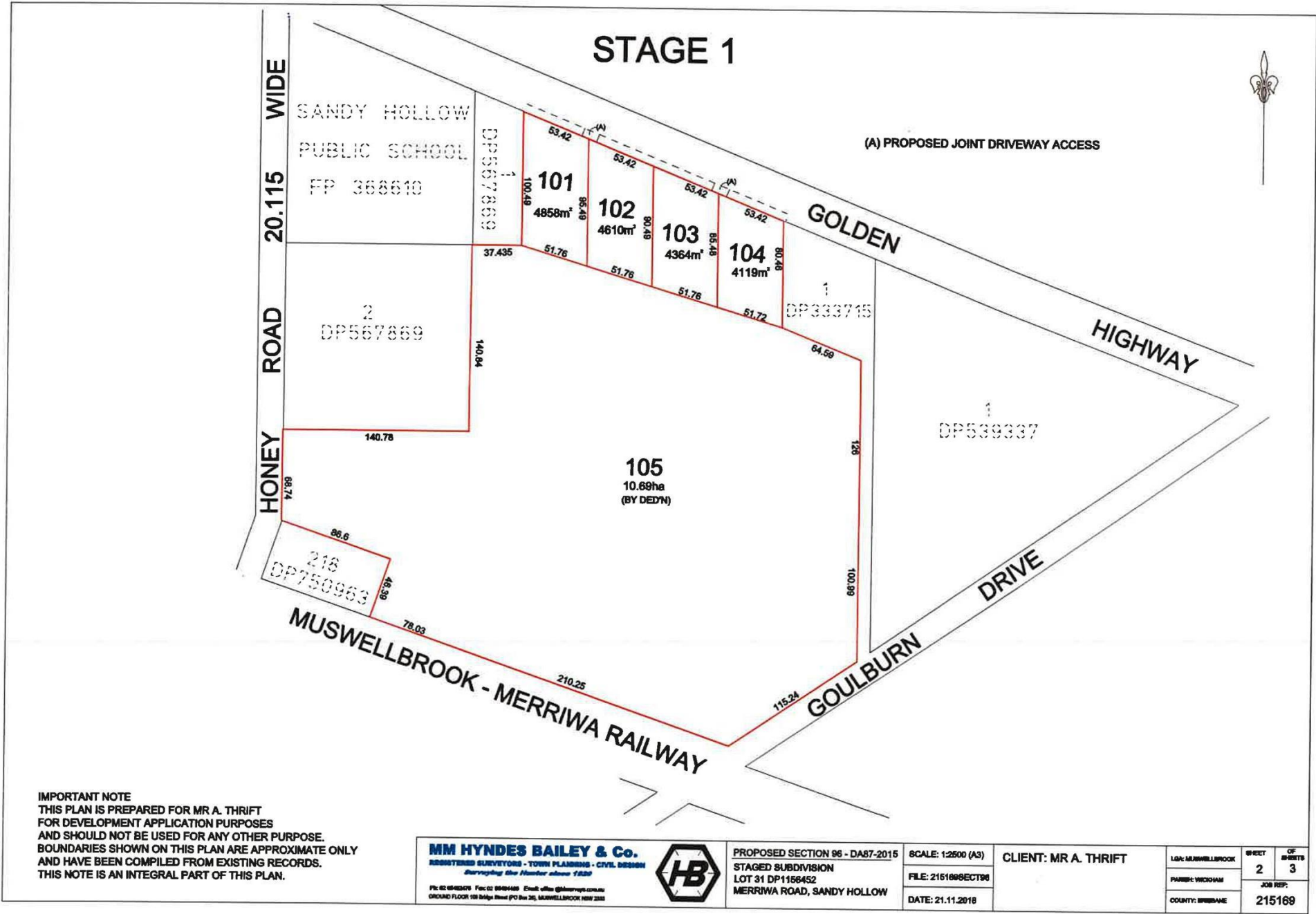
ROADS AND MARITIME SERVICES

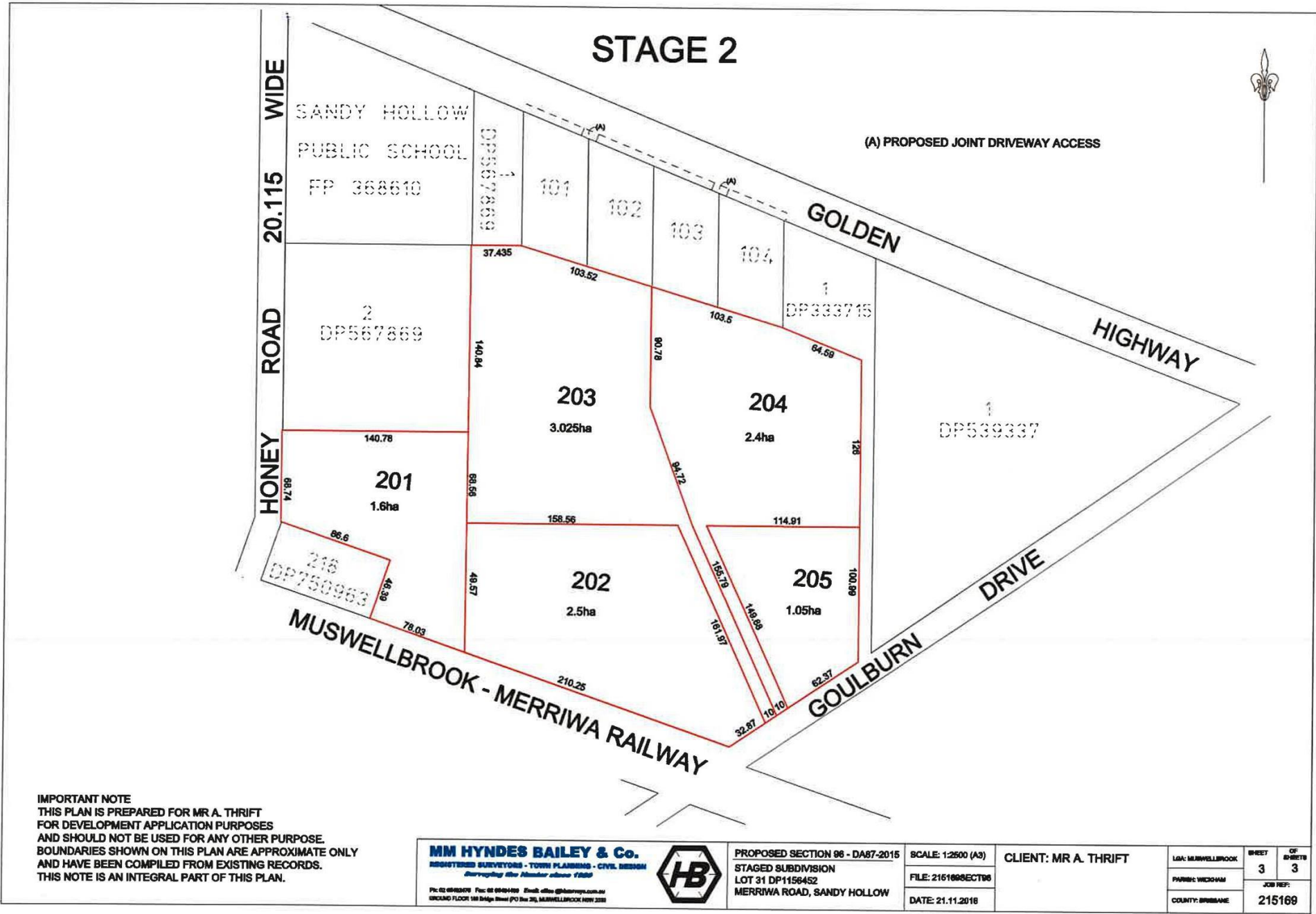
28. All vehicles must be able to enter and exit the site in a forward direction.
29. No additional vehicle access points will be permitted for Lots 1, 2, 3 and 4 onto the Golden Highway. (as shown on the Approved Lots Plan).
- Comment: Should the proposed lots be further subdivided at a future time, Roads and Maritime does not support the introduction of additional vehicular accesses.
30. The proposed vehicle access from Lots 1 and 2 and Lots 3 and 4 (as shown on the Approved Lots Plan) onto the Golden Highway shall be sealed from the property boundary to the edge of road surface and be generally in accordance with *rural property access* requirements outlined in Austroads 2009 and to the satisfaction of Council.
31. All works associated with the subject development shall be undertaken at full cost to the development and no cost to Roads and Maritime Services or Council and to Council requirements.

NSW RURAL FIRE SERVICE

32. Water, electricity and gas are to comply with Section 4.1.3 of "Planning for Bush Fire Protection 2006".







COPY



Enquiries
 Please ask for Mrs D L Watson
 Direct 02 6549 3777
 Our references DA 87/2015
 Your reference

MUSWELLBROOK SHIRE COUNCIL

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION Issued under the Environmental Planning and Assessment Act 1979 (Section 81)

DEVELOPMENT APPLICATION:	87/2015
APPLICANT NAME:	M M Hyndes Bailey & Co
APPLICANT ADDRESS:	PO Box 26 MUSWELLBROOK NSW 2333
LAND TO BE DEVELOPED:	LOT 31 DP 1156452 MERRIWA ROAD SANDY HOLLOW
PROPOSED DEVELOPMENT:	Subdivision of One (1) Lot into Nine (9) Lots

DETERMINATION MADE ON:	19 May 2016
DETERMINATION:	Consent granted subject to conditions described below.
CONSENT TO OPERATE FROM:	19 May 2016
CONSENT TO LAPSE ON:	19 May 2021 if work has not commenced in accordance with Section 95(4) of the Environmental Planning and Assessment Act 1979.

DETAILS OF CONDITIONS:

IDENTIFICATION OF APPROVED PLANS

1. Development in Accordance with Plans

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawings no.	Drawn by	Date	Received	Drawings no.
Subdivision Layout	MM Hyndes Bailey & Co	8 July 2015	15 October 2015	Subdivision Layout

Muswellbrook Shire Council ABN 86 864 180 944

Address all communications to The General Manager Mail PO Box 122 Muswellbrook NSW 2333 Phone 02 6549 3700
 Fax 02 6549 3701 Email council@muswellbrook.nsw.gov.au Web www.muswellbrook.nsw.gov.au

2. Plans on Site

A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

ANCILLARY MATTERS TO BE ADDRESSED TO THE SATISFACTION OF COUNCIL PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE
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3. Construction Management Program

A Construction Management Program must be prepared and submitted to, and approved in writing by the Council prior to the issue of any Construction Certificate. The program shall include such matters as:

- a) a Safe Work Method Statement;
- b) the proposed method of access to and egress from the site for construction vehicles, including access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed;
- c) the proposed phases of construction works on the site, and the expected duration of each construction phase;
- d) the proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken;
- e) the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process;
- f) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site;
- g) the proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- h) the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;
- i) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to

be designed and certified by an appropriately qualified and practising structural engineer, or equivalent;

All work and excavation, demolition or construction activities shall be undertaken in accordance with the approved Construction Management Program and any conditions attached to the approved plan. A copy of the approved Construction Management Plan, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request.

ANCILLARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

4. Muswellbrook Shire Water and Waste Division

A 'Notice of Requirements' under the Water Management Act 2000 must be obtained, prior to any Construction Certificate application, detailing water and sewer extensions to be built and charges to be paid by the applicant. Any charges identified in the 'Notice of Requirements' as requiring payment at construction certificate stage are to be paid prior to release of a Construction Certificate.

Details demonstrating compliance with any requirements for works by Muswellbrook Shire Council Water & Waste Department are to be provided with the Construction Certificate application.

The final compliance certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision or Occupation Certificate.

5. Australian Rail and Track Corporation – Stormwater

Prior to any Construction Certificate being issued, the applicant must submit details of stormwater disposal to Council for approval. The flow of stormwater toward the rail corridor must not be increased by the proposed development. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT

6. Public Liability Insurance

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Muswellbrook Shire Council, as an interested party and a copy of the Policy must be submitted to Council and the Principal Certifying Authority prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

(Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.)

7. Sediment and Erosion Control

All required erosion and sedimentation techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised.

8. Construction Certificate Requirement

No works shall commence on site until such time as a Construction Certificate has been issued for either part or all of the works. If a certificate is issued for part of the works it must cover the works being undertaken onsite.

9. Damage to Public Infrastructure

The applicant shall bear the cost of all restoration works to Council property damaged during the course of this development. The applicant shall submit in writing and/or photographic record, of any existing damage to Council property before commencement of work.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. If no documentation is received prior to commencement of work it will be assumed that the infrastructure was undamaged and the applicant will be required to restore all damaged infrastructure at their expense.

10. Section 68 Local Government Act Approval

Prior to the commencement of any works it shall be necessary for the applicant to obtain a Section 68 Local Government Act approval for all water supply and sewer drainage works.

11. Section 138 Permit - Vehicle Entry

Prior to commencing construction of the driveway/vehicle crossing/layback, within the road reserve, a permit for the work must be obtained from Council, under Section 138 of the Roads Act 1993 for proposed lots 1, 2, 3, 4, 7 and 8.

Note: Proposed lots 5, 6 and 9 will require a Section 138 Permit when applications are lodged for dwellings.

12. Section 138 – Road construction Honey Lane

The applicant is to lodge a Section 138 Permit under the Roads Act 1993 for the half width construction of Honey Lane and a kerb return in accordance with Standards in Section 5.4.2 of the DCP. A design Plan for the intersection and Kerb returns is to be submitted to Council for approval with the Section 138 Application.

Council requires a 7m wide sealed pavement with transition tapers to suit turning template from the Golden Highway. This pavement is to be extended for a length of 30m transitioning to the existing gravel pavement. The kerb return is to join the kerb in front of the School and terminate at the Tangent Point in Honey Lane.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**13. Construction Hours**

- (a) Subject to this clause, building construction is to be carried out during the following hours:
 - i. between Monday to Friday (inclusive)—7.00am to 6.00pm
 - ii. on a Saturday—8.00am to 1.00pm
- (b) Building construction must not be carried out on a Sunday or a public holidays.
- (c) Demolition works and excavation works must only be carried out between Monday to Friday (inclusive) between 8.00am and 5.00pm.
- (d) The builder and excavator must display, on-site, their 24 hour contact telephone numbers, which are to be clearly visible and legible from any public place adjoining the site.

CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**14. Impact on Amenity of Surrounding Area – Non Residential Areas**

The implementation and intensity of this development shall not adversely affect the amenity of the neighbourhood by reason of excessive levels of illumination (internal or external), solar glare arising from the building materials utilised in any construction processes or fit-out, the emission of noises, noxious fumes, odours and waste.

15. Australian Rail and Track Corporation – Fencing

A 1.8m high mesh security fence is to be erected along the common boundary of the subject land and the rail corridor.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE**16. Notice of Requirements – Water and Sewer Connection**

A Compliance Certificate under the Water Management Act 2000 must be obtained from Muswellbrook Shire Water & Waste Division on (02) 6549 3840.

Following application, a 'Notice of Requirements' will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Water & Waste Division since building of water/sewer extensions can be time consuming and may impact on other services, building, driveway or landscape design.

Details of any requirements of Muswellbrook Shire Water & Waste Division are to be provided with the Construction Certificate documentation.

The final compliance certificate must be submitted to the Certifying Authority prior to release of any linen plan for subdivision or Construction Certificate.

17. S94 Contributions

A contribution pursuant to the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, as specified under the Muswellbrook Shire Council Section 94 Contribution Plan for the services detailed in column A and, for the amount detailed in column B shall be made to Council.

Description	Calculation (per lot)	Payment required
Rural Roads	\$2,792.54 x 8	\$22,340.32
Bushfire protection	\$2,715.48 x 8	\$21,723.84
Open Space and community facilities	\$1,161.39 x 8	\$9,291.12
TOTAL PAYABLE		\$53,355.28

The contribution SHALL BE paid prior to determination of the application for Subdivision Certificate.

The above amount shall be adjusted for inflation by reference to the Consumer Price (All Ordinaries) Index applicable at the time of the payment of the contribution.

A copy of the Muswellbrook Shire Council Section 94 Contribution Plan can be viewed at the office of Council 157 Maitland Street, Muswellbrook.

18. Services within Lots – Subdivision

Notification of arrangements to connect services and utilities to each LOT shall be provided to the Certifying Authority with the Subdivision certificate:-

- (a) telecommunication services
- (b) electrical reticulation
- (c) National Broadband Network

All adjustments to existing utility services made necessary by the development are to be undertaken by the developer at no cost to Council.

19. Easements, Rights-of-way and Restrictions-as-to-user

The applicant shall register a restriction on the land requiring storage tanks to minimise the impact of roof water and to establish a maximum area of sealed pavement or pathways and/or establish the need interallotment drainage works and easements.

20. Building and Unit Numbering (Subdivisions)

Prior to issuing any Subdivision Certificate for the subdivision, the person acting upon this consent must apply to Muswellbrook Shire Council and receive written confirmation of the allocated street names and addresses (house number) and unit numbers for the building and any approved allotments within the completed project. These are the street names and numbers that will be recorded in

Council records and must be displayed at the property in accordance with the provisions of AS/NZS 4819:2003 – Geographic information – Rural and urban addressing.

To assist Council when applying for street name and number allocations, a draft proposal for street naming and numbering within development should be submitted for concurrence to Council at an early stage of construction, as these numbers will be used to maintain Council's property and mapping database, and the proposed street names must be formally agreed and adopted by Council.

21. Works as Executed plans

All civil works for each stage shall be completed to Council's satisfaction. On completion, "Works-as-Executed" (WAE) drawings are to be provided by the developer, to Council and accepted, prior to the release of the respective subdivision certificate. The drawings shall be in the form of a marked-up copy of each approved Construction Certified Engineering Plan, and also in marked-up digital CAD format compatible with Council's asset database system. Digital data requirements shall be confirmed with Council's Asset Manager prior to provision of the WAE drawings.

All WAE drawings shall be individually certified as compliant with the design requirements of this consent by an appropriately qualified engineer or registered surveyor.

Line sheets/junction sheets are to be provided by the developer for all access chamber lengths covered by the WAE sewer main drawings.

GENERAL TERMS OF APPROVAL PURSUANT TO SECTION 91A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

ROADS AND MARITIME SERVICES

22. All vehicles must be able to enter and exit the site in a forward direction.
23. No additional vehicle access points will be permitted for Lots 1, 2, 3 and 4 onto the Golden Highway.

Comment: Should the proposed lots be further subdivided?
Maritime does not support the introduction of more lots.

24. The proposed vehicle access from Lots 1 and 2 to the Golden Highway shall be sealed from the proposed road surface and be generally in accordance with the requirements outlined in Austroads 2009 and the relevant standards.

25. All works associated with the subject development shall be at the cost to the development and no cost to Roads and Maritime Services and to Council requirements.

NSW RURAL FIRE SERVICE

Do
We have
any info
about flooding
at Sandy Hollow

DA 87/2015

- 8 -

Muswellbrook Shire Council

26. Water, electricity and gas are to comply with Section 4.1.3 of "Planning for Bush Fire Protection 2006".

REASON FOR IMPOSITION OF CONDITIONS:

The reason for the imposition of the following conditions is to ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved:

- (a) To encourage:
- (i) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, cities, towns, and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
 - (ii) The promotion and co-ordination of the orderly and economic use of development of land;
 - (iii) The protection, provision, and co-ordination of communication and utility services;
 - (iv) The provision of land for public purposes;
 - (v) The provision and co-ordination of community services and facilities;
 - (vi) The protection of the environment, including the protection and conservation of native animals and plants including threatened species, populations, and ecological communities and their habitats;
 - (vii) Ecologically Sustainable Development; and
 - (viii) The provision and maintenance of affordable housing.
- (b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State.
- (c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

ADVICE:**1. Location of Services**

Prior to construction work commencing you should ensure that all services have been clearly located and identified by contacting "Dial before you Dig" by telephoning 1100.

2. Electronic Plan Information

Requirements for the submission of electronic plans to Council

- (a) File format for drawings submitted is to be dxf.
- (b) Where possible the dxf is to be projected using real world co-ordinates.
- (c) Council's preferred projection is MGA94 using the GDA94 datum, zone 56 south. If a projection other than MGA94 is used then the details must be provided with the file and a justification needs to be provided as to why MGA94 wasn't used.
- (d) In the case where information is unable to be supplied in real world coordinates, then ground survey points (minimum 2) marked on the dxf, must be supplied so that the dxf can be transformed from non-earth to real world.

- (e) A text file listing the layers used and the themes placed on each layer is to be supplied.
- (f) Drawings must contain separate layers for each theme e.g. the layer containing contour lines should not contain outlines for trees or roads.

3. Submission of Linen Plan of Subdivision

The submission of a final Linen Plan, eight (8) helio copies and an electronic copy thereof, together with any instrument creating an easement and restriction as to user pursuant to Section 88B of the Conveyancing Act.

4. On-site Sewage Management

Future applications for the development of the land will require an On-Site Sewage Management System. Such a system requires approval from Council to install, construct or modify under Section 68 of the Local Government Act 1993. Applications to install a system must be accompanied by a Wastewater Management Plan including a Site and Soil Assessment prepared by a suitably qualified person.

Advice from Roads and Maritime Services

- 5. There is a potential for road traffic noise to impact on development on the site. In this regard, the developer, not Roads and Maritime is responsible for providing noise attenuation measures in accordance with the Office of Environment and Heritage NSW Road Noise Policy 2011, should the applicant seek assistance at a later date.

Advice from NSW Rural Fire Service

- 6. This approval is for the subdivision of land only. Any further development application for class 1, 2 and 3 buildings as identified by the Building Code of Australia may be subject to separate application under Section 79BA of the Environmental Planning and Assessment Act 1979 and address the requirements of "Planning for Bush Fire Protection 2006".
- This document is a development consent only, and does not authorise construction or subdivision works to commence. Prior to commencing any building, subdivision or associated construction works, the following provisions of the Environmental Planning and Assessment Act 1979 (the 'Act') are to be complied with:
 - (i) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
 - (ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
 - (iii) Council is to be notified at least two (2) days before the intention to commence building works, in accordance with Section 81A(2)(c) of the Act.
- Failure to comply with any of the above requirements is an offence under the provisions of the Act, and may result in enforcement action being taken by Council if these requirements are not complied with.

DA 87/2015

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Muswellbrook Shire Council

RIGHT OF APPEAL:

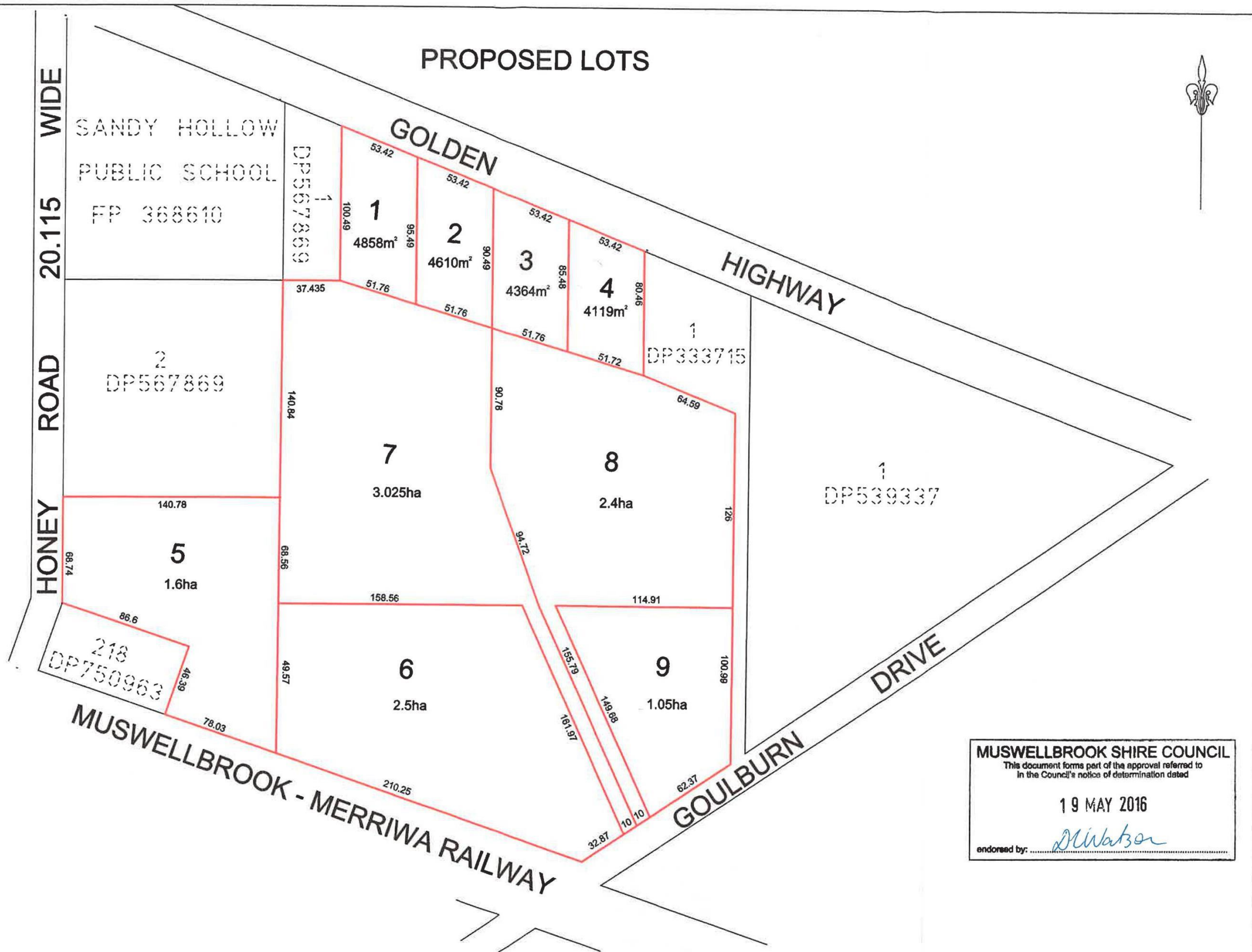
Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) within six (6) months *after receipt of this Notice of Determination*, together with payment of the appropriate fees. It is recommended that the applicant discuss any request for a review of the determination with Council Officers before lodging such a request.

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

APPROVED UNDER DELEGATED AUTHORITY

Donna Watson
Development Planner

Date 19/5/2016



MUSWELLBROOK SHIRE COUNCIL
This document forms part of the approval referred to
in the Council's notice of determination dated
19 MAY 2016
endorsed by: *[Signature]*

IMPORTANT NOTE
THIS PLAN IS PREPARED FOR MR A. THRIFT
FOR DEVELOPMENT APPLICATION PURPOSES
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY
AND HAVE BEEN COMPILED FROM EXISTING RECORDS.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

MM HYNDES BAILEY & Co.
REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN
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Ph: 02 65432475 Fax: 02 65434400 Email: office@hbsurveyors.com.au
GROUND FLOOR 108 Bridge Street (PO Box 26), MUSWELLBROOK NSW 2333



PROPOSED SUBDIVISION
LOT 31 DP1156452
MERRIWA ROAD, SANDY HOLLOW

SCALE: 1:2500 (A3)

FILE: 215169DA

DATE: 8.07.2015

CLIENT: MR A. THRIFT

LGA: MUSWELLBROOK

PARISH: WICKHAM

COUNTY: BRISBANE

SHEET
1
OF
SHEETS
1

JOB REF:
215169

TO COUNCIL,

I ADAM THRIFT HAVE SPOKE WITH
PARTIES ABOUT THE DEVELOPMENT OF CONSENT
REGARDING SUB-DIVISION OF THE LAND OPPOSITE
MY PROPERTY ON HONEY LAKE & UNDERSTAND
THEY HAVE A SIMILAR REQUIREMENT FOR THE
~~ROAD~~ WIDTH OF THE ROAD AS PROPOSED
TO BE PLACED ON MY DEVELOPMENT CONSENT
APPLICATION. AND ARE Hoping TO COME
TO AN AGREEMENT WITH COUNCIL'S HELP
REGARDING THIS. ONCE THE APPLICATION HAS
BEEN APPROVED.

SIGNED ADAM THRIFT



6.2 DA 31/2019 ANCILLARY DEVELOPMENT - CARPORT

Responsible Officer:	Sharon Pope - Assistant Director - Environment & Community Services
Author:	Taraqual Bhuiya - Graduate Building Surveyor
Community Plan Issue:	<i>Support Job Growth</i>
Community Plan Goal:	<i>Facilitate the expansion of and establishment of new industries and business.</i>
Community Plan Strategy:	<i>Provide advice in relation to strategic land use planning and development control and assessment to support the work of the Economic Development and Innovation function.</i>
Attachments:	A. DA 31/2019 section 4.15 Assessment B. DA 2019-31- Recommended Conditions of Consent C. DA 31/2019 Proposed Plans.pdf

PURPOSE

This report has been prepared to inform the Development Assessment Committee in determining Development Application (DA) 31/2019. This Development Application has been assessed by Council Officers and a copy of the Section 4.15 Assessment Report and recommended conditions of Consent are attached for Council's information.

Delegations issued to the General Manager include a limitation on the General Manager determining matters under the Environmental Planning and Assessment Act 1979 as follows:

- (iii) [determine matters] which are for, or in any way related to;
- (f) works alongside or adjoining any waterway

The site subject to this development application adjoins the Hunter River.

Accordingly, the determination of the development application is not within the functions Council has delegated to the General Manager and Council Officers. The determination of this development is within the function delegated to the Development Assessment Committee. Therefore, this report has been prepared to inform the Committee its assessment and determination of the development application.

RECOMMENDATION

The Development Assessment Committee approve Development Application No. 31/2019, involving the erection of a carport at Lot 7 DP 745572 known as 119 Sydney Street, Muswellbrook, subject the conditions in Attachment B.

Moved: _____ **Seconded:** _____

DESCRIPTION OF THE PROPOSED DEVELOPMENT

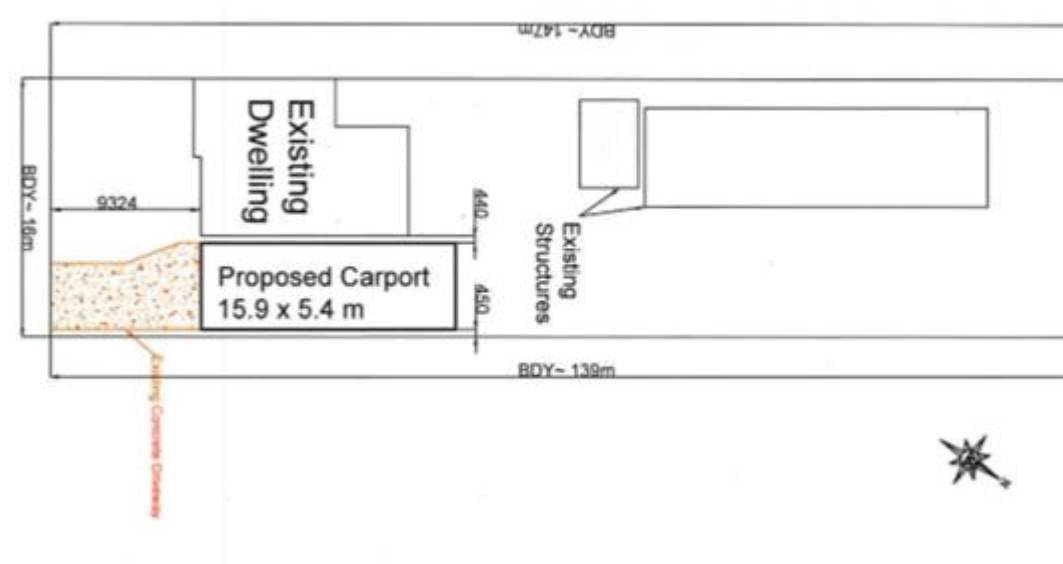
The proposed development is relates to 119 Sydney Street Muswellbrook (Lot 7 DP 745572). A dwelling and shed are currently located on the property subject to this application. The proposed development involves the construction of a carport.

The proposed car port would be constructed adjacent the existing dwelling, and setback an identical distance from Sydney Street (9.324m). The carport would have a width of 5.4m, depth of 15.9m and

maximum height of 4.023m. The plans indicate that the front elevation of the carport would be enclosed with corrugated steel sheeting, a roller door and door while the remaining three (3) elevations would remain open. Access to the carport would be via an existing sealed driveway and constructed vehicle layback. The carport would have a setback of 0.450m from the nearest adjoining property east of the site.

The carport is more than 100m to the rear boundary with the Hunter River and is not expected to have any impact on the bed or banks of the River. The site subject is identified as being flood liable in the Muswellbrook Flood Risk Management Study and Plan, 2018.

The image below illustrates the proposed carport in relation to existing development on the site.



ASSESSMENT SUMMARY

Council Officers have assessed the development application against the relevant heads of consideration prescribed by Section 4.15 of the Environmental Planning and Assessment Act 1979.

A copy of the Section 4.15 Assessment is provided in Attachment A. As a result of this assessment, Council Officers recommend that consent be granted to the proposed development subject to recommended conditions of consent. The recommended conditions of consent are provided in Attachment B.

Key considerations and findings of the section 4.15 assessment include:

- The proposed development is in accordance with relevant provisions of the Muswellbrook Local Environmental Plan (LEP) 2009.
- The proposed development was considered against the provisions of relevant State Environmental Planning Policies (SEPP's) and there are no inconsistencies which would prevent Council from granting development consent to the proposed development.
- The proposed development was considered against the requirements of the Muswellbrook Development Control Plan (DCP) and is in accordance with the requirements of the DCP.
- The land subject to this development application is identified as flood liable land. The proposed development is considered to be compatible with this site constraint where the proposed development is carried out in accordance with the Muswellbrook DCP requirements in relation to development involving flood affected land.
- The proposed development is unlikely to have any adverse environmental impacts that would prevent Council from granting development consent to this development application.

COMMUNITY CONSULTATION

Surrounding properties were notified of the development proposal between 12 April 2019 and 1 May 2019. No submissions were received from the public in relation to the proposed development during the notification period.

OPTIONS

The Development Assessment Committee may:

- A. Grant development consent to the proposed development subject to the recommended conditions of consent,
- B. Grant development consent to the proposed development unconditionally or subject to amended conditions of consent,
- C. Refuse development consent to the proposed development and nominate reasons for refusal, or
- D. Resolve not to determine the development application and defer its determination to the elected Council.

LEGAL IMPLICATIONS

Where the applicant is dissatisfied with the determination of the development application they have an opportunity under the provisions of the Environmental Planning and Assessment Act 1979 to appeal that determination at the Land and Environment Court.

CONCLUSION

DA 31/2019 is being reported to the Development Assessment Committee for determination as it is outside the delegations to the General Manager for the determination of matters under the *Environmental Planning and Assessment Act 1979*.

Council Officers have completed a Section 4.15 Assessment in relation to the proposed development. The Section 4.15 Assessment recommends that development consent be granted to the proposed development subject to the recommended conditions of consent contained in Attachment B.

DEVELOPMENT ASSESSMENT REPORT

REPORT TO THE GENERAL MANAGER

ADDRESS:	LOT: 7 DP: 745572 119 Sydney Street MUSWELLBROOK			
APPLICATION No:	31/2019			
PROPOSAL:	Ancillary Development - Carport			
PLANS REF:	Drawings no.	Drawn by	Date	Received
	Site Plan	JM	28 March 2019	3 April 2019
	Elevations Plan	JM	14 March 2019	3 April 2019
	Floor Plan	JM	14 March 2019	3 April 2019
	Stormwater Plan	JM	21 March 2019	3 April 2019
	Shed Details (Pages 1 to 10) Job: 35309	TP	March 2019	3 April 2019
OWNER:	Mr L A & Mrs J M Webster			
APPLICANT:	Shedboss Po Box 53 Kotara NSW 2289			
AUTHOR:	Mr T Bhuiya			
REVIEWED BY:	Mr H McTaggart			
DATE LODGED:	02/04/2019			
AMENDED:	NA			
ADD. INFO REC'D:	NA			
DATE OF REPORT:	14 May 2019			

SUMMARY

ISSUES: Development of Flood Prone land and land adjoining the Hunter River

SUBMISSIONS: Nil

RECOMMENDATION: Approval subject to conditions

1.0 SITE AND LOCALITY DESCRIPTION

The proposed development is relates to 119 Sydney Street Muswellbrook (Lot 7 DP 745572).

An existing dwelling and shed are located on the property. The shed was approved as DA 65/2004.

The site is flood liable and the Muswellbrook Flood Risk Management Study and Plan, 2018 identifies the land as being affected by the 1 in 100 year flood event.

An aerial image of the property has been included below

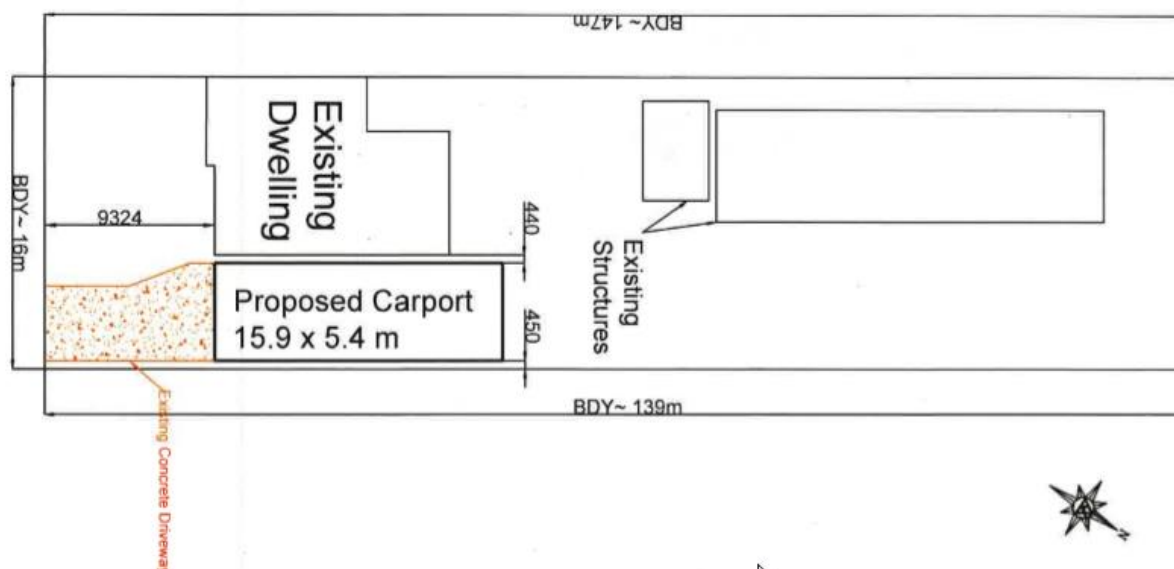


2.0 DESCRIPTION OF PROPOSAL

The proposed development involves the construction of a carport at the eastern side of the existing dwelling.

The proposed carport would have a width of 5.4m, depth of 15.9m and maximum height of 4.023m. The proposed plans indicate that the front elevation of the carport would be enclosed with corrugated steel sheeting, a roller door and door while the remaining three (3) elevations would remain open. Access to the carport would be via an existing sealed driveway and constructed vehicle layback.

The carport would have a setback of 0.450m from the nearest adjoining property east of the site and is more than 100m from the boundary with the Hunter River.



3.0 REFERRALS

The proposed development did not require referral to any external Government Agencies or internally to any Council Officers or Departments.

4.0 ASSESSMENT

This report provides an assessment of the material presented in the Application against the relevant State and local planning legislation and policy.

Section 4.15 Matters for Consideration

Section 4.15(1)(a)(i) The provisions of any Environmental Planning Instrument (EPI)

The following EPIs, DCPs, Codes and Policies are relevant to this Application:

1. Muswellbrook Local Environmental Plan 2009 (MLEP 2009)

Land Use Zone and Permitted Land Use

The site is zoned R1 General Residential pursuant to MLEP 2009. The proposed development is ancillary to the existing dwelling on the site. Dwelling houses are permissible with consent in the R1 General Residential land use zone. The proposed development is considered to be permissible with consent as development ancillary to the dwelling house on the land.

Objectives of the R1 General Residential Zone

Clause 2.3(2) of the Muswellbrook LEP 2009 requires the consent authority to consider the relevant land use zone objectives when determining a development application. The land use zone objectives for the R1 General Residential 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.
- To enable sensitive infill development of other housing types.
- To allow people to carry out a reasonable range of activities from their homes, where such activities do not adversely affect the living environment of neighbours.
- To promote the principles of ecological sustainable development including energy and water efficient subdivision and housing design.

- To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.
- To ensure that development is carried out in a way that is compatible with the flood risk of the area.

It is considered that the development proposal is in accordance with the objectives of the Zone.

Relevant Clauses applicable under the Muswellbrook Local Environmental Plan 2009

<i>Part 1 Preliminary</i>	
<i>Part 2 Permitted or prohibited development</i>	
<i>2.3 Zone objectives and Land Use Table</i>	The proposed development is a permissible.
<i>Part 3 Exempt and complying development</i>	
<i>Part 4 Principal development standards</i>	
<i>4.1 Minimum subdivision lot size</i>	Not relevant
<i>4.3 Height of buildings</i>	MLEP 2009 specifies a maximum building height of 8.5 m in relation to the land. The maximum height of the proposed development is 4.032m. Complies.
<i>4.4 Floor space ratio</i>	MLEP 2009 specifies a floor space ratio of 0.5:1 in relation to the land. The existing dwelling on the site has an area of approximately 120m ² and a shed (DA 65/2004) has an area of approx. 200m ² (this measurement has been taken from SIX Maps online as Council does not have readily available information of the floor area of the existing dwellings at the site). The proposed development would have an area of 86 m ² . The Lot has an area of 2368m ² . The FSR of the proposed development would be 0.17:1. Complies.
<i>Part 5 Miscellaneous provisions</i>	
<i>Part 6 Urban release areas</i>	
<i>Part 7 Additional local provisions</i>	
<i>7.1 Terrestrial biodiversity</i>	The subjected site is not identified on Council's biodiversity Mapping and therefore the provision of this clause are not relevant.
<i>7.6 Earthworks</i>	Earthworks involved with the proposed development would be minimal and associated with establishment of the foundation. The proposed earthwork is not anticipated to have a detrimental impact on existing drainage patterns, soil stability and amenity of the adjoining properties.

2. State Environmental Planning Policy No. 55 – Remediation of Land

Council officers are unaware of any activities that have been carried out on the site that are likely to have caused the contamination of the land. During an inspection of the site, Council Officers did not identify any visible signs that suggested that the land was, or may be subject to contamination.

The proposed development may therefore proceed without the need of further consideration of the provisions of this SEPP

Section 4.15(1)(a)(ii) the provisions of any draft EPI.

There are no draft EPIs relevant to the subject Application.

Section 4.15(1)(a)(iii) the provisions of any development control plan

Section 3 – Site Analysis

It is considered that the documentation provided with the Development Application satisfies the provisions of Section 3 of the Muswellbrook DCP.

Section 4 – Notification

In accordance with the provisions of Section 4 of the Muswellbrook DCP 2009, the Application was notified from 12 April 2019 to 1 May 2019.

No submissions were received during the notification period.

Section 6 – Residential Development

DCP Provision	Planning Comment
6.1 Built Form	
6.1.1 Context	Council Officers are satisfied that the applicant has had due regard for the site analysis requirements of Section 3 of the DCP through the design of the proposed development. The design of the proposed development is compatible with the site layout and has had regard to the site conditions and constraints. Complies
6.1.2 Front Setbacks	The proposed carport would be setback 9.324m from the streetscape, in line with the setback of the existing dwelling on the property. This setback would exceed the minimum 4.5m front setback prescribed by the DCP. Complies
6.1.3 Side and Rear Setbacks	The proposed shed would be setback more than 100m from the rear and 0.45m from side boundary and would be 3 sides open. This complies with the DCP setback requirements. Complies
6.1.4 Building Height and Scale	The proposed dwelling would be consistent to the height bulk and scale of existing neighbouring dwellings nearby the subject site. Proposed building height is 4.02m. Complies
6.1.5 Front Fencing and Retaining Walls	The proposed dwelling would not have any front fence to obscure the view of the building meet the DCP requirements. Not Relevant
6.1.6 Garages, Carports and Sheds 1. Garages, carports and sheds visible from the street shall compliment (i.e. not detract from) the colour and roof form (i.e. pitch) of the dwelling on that allotment. 2. Garages and sheds are not located forward of the established building line. 3. Open carports, less than 36m ² in roof area and no greater than 6m wide, may be built to the side boundary or no closer than 1m to the street frontage provided they meet the objectives of this clause.	The proposed carport would not be constructed forward of an existing building line, while its height, bulk and scale would be compatible with Council requirements and the scale of development in the locality. Accordingly, Council Officers are satisfied that the proposed development would comply with the setback and design requirements specified by this Section of the DCP. Complies
6.1.7 Dwelling Entry	The proposed development would not alter the existing entry point for the dwelling at the site. Not Relevant
6.1.9 Reflective Materials	The proposed development would be constructed using sheet metal cladding. The colour schemes that the applicant has put forward for the cladding are not considered to be highly reflective. To ensure that

	highly reflective materials are not used in the construction of the development a standard condition of consent has been put forward in the recommended conditions of consent. Complies – Compliance to be administered by conditions
6.2 Urban Landscape	
6.3 Environmental	
6.3.1 Topography	Finished ground level will not alter the existing Natural topography and landform and thereby would not contravene any requirements specified by this part. Complies
6.4 Site Operation	
6.4.2 Stormwater Management	Condition to be included on any consent requiring stormwater drainage to the street or via existing drainage. Complies

Section 13 – Flood Prone Land

This proposed carport is on flood prone land. As proposed development is unenclosed it will not flood storage or flows to other properties. To ensure that the development is carried out in accordance with structural certification requirements of this Section of the DCP, a condition of consent has been recommended requiring the engineering design details to be prepared for the development to demonstrate that it would be able to withstand floodwater forces at the site.

Complies – Compliance to be administered through conditions

Section 7.11 (Previous Section 94) Contributions Plan 2001

Not Applicable

Section 7.12 (Previous Section 94A) Contributions Plan 2010

Estimated cost of the development is \$19,846. A Section 7.12 contribution is not applicable given the value of the proposed development is less than \$100,000.

The following sections of the Muswellbrook Development Control Plan 2009 were considered and found not to be applicable to the proposed development:

Section 1 - Introduction	Section 2 – Submitting an application
Section 5 – Subdivision	Section 8 – Rural Development
Section 7 – Village Zones	Section 10 – Industrial Development
Section 9 – Local Centre Development	Section 12 – Tourist Facilities and Accommodation
Section 11 – Extractive Industries	Section 14 – Outdoor signage
Section 13 – Flood Prone Land	Section 16 – Carparking and Access
Section 15 – Heritage Conservation	Section 18 – Child Care Centres
Section 17 – Sex Services Premises	Section 20 – Erosion and Sediment Control
Section 19 – Use of Public Footpaths	Section 22 – Land Use Buffers
Section 21 – Contaminated Land	Section 24 – Waste Management
Section 23 – Onsite Wastewater management systems	Section 26 – Site Specific controls
Section 25 – Stormwater Management	
Section 27 – West Denman Urban Release Area	

Section 4.15(1)(a)(iia) the provisions of any planning agreement

There are no planning agreements relevant to the subject Application.

Section 4.15(1)(a)(iv) the provisions of the regulations

Division 8A of the Environmental Planning and Assessment Regulation 2000 applies to the development.

Section 4.15(1)(a)(v) the provisions of any coastal zone management plan

This item is not relevant to the subject Application. The Application does not relate to a coastal area.

Section 4.15(1)(b) the likely impacts of that development

Given the proposed development is compatible with the relevant provisions of Council's DCP and LEP, the proposed development is considered to be reasonably in accordance with the type of residential development expected within the Muswellbrook Residential Area. Accordingly, the proposed development is considered unlikely to have any significant adverse environmental impacts in any of the following areas.

Section 4.15(1)(c) the suitability of the site for the development

It is considered that the development is compatible with surrounding land uses and site characteristics, subject to consent conditions. The carport is not expected to have any impacts on the banks or bed of the Hunter River.

Section 4.15(1)(d) any submissions made

No submissions were received during the notification period:

Section 4.15(1)(e) the public interest

The proposed development would be in accordance with the Muswellbrook LEP 2009, Muswellbrook DCP 2009, and is unlikely to have any adverse environmental impacts. Accordingly, the proposed development is considered to be generally in accordance with the public interest.

5 CONCLUSION

The application has been assessed in accordance with the legislation listed at the beginning of the report. The application has also been placed on public exhibition for a minimum of fourteen days with no submissions being received.

It is recommended the application be approved subject to conditions of consent.

Signed by:



Taraqual Bhuiya
Building Surveyor
Date: 8 May 2019

Reviewed by:

Hamish McTaggart
Senior Development Planner

IDENTIFICATION OF APPROVED PLANS

(1) Development in Accordance with Plans

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawing No.	Revision	Drawn by	Drawing Date	Received
Site Plan	-	ShedBoss	28 March 2019	3 April 2019
Elevations Plan	-	ShedBoss	14 March 2019	3 April 2019
Floor Plan	-	ShedBoss	14 March 2019	3 April 2019
Stormwater Plan	-	ShedBoss	21 March 2019	3 April 2019

OPERATIONAL CONDITIONS IMPOSED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION

(2) Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

(3) Home Building Act

- (1) Building work that means residential building works (under the meaning and exemptions of the *Home Building Act 1989*) must not be carried out unless the Principal Certifying Authority for the development which the work relates:
 - (a) In the case of work being carried out by a licensed builder :
 - (i) Has been informed in writing of the licensee's name and license number, and;
 - (ii) Has received Home Owners Warranty Insurance for works where the contract price of the works exceeds \$20,000.
 - (b) In the case of an Owner Builder:
 - (i) Has been informed in writing of the person's name and Owner Builder permit number where the cost of works is greater than \$10,000, or;
 - (ii) Has been given declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials is less than \$10,000.
- (2) A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy, issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

- (3) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: (1) The amounts referred to in point 1 may be subject to change as regulations are amended.
(2) An owner that engages multiple licensees/contracts or contracts for part of the work and completes work themselves is considered an Owner Builder under the *Home Building Act 1989*.

ANCILLARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

(4) Construction Certificate Requirement

No works shall commence on-site until such time as a Construction Certificate has been issued for either part or all of the works to be undertaken. If a Construction Certificate is issued for part of the approved works it must relate to all works being undertaken.

Note: a construction certificate issued by an Accredited Certifying Authority must be deposited with Council at least 48 hours prior to the commencement of any earthworks, engineering or building work at the site.

(5) Potential Flood Damage to Buildings

Prior to the issue of a Construction Certificate an assessment, report and certification by a qualified practising Consulting Engineer stating that the structure has been designed to withstand the flood pressures, including debris and buoyancy forces, imposed in the event of a 1% AEP flood and that the structure will not sustain unacceptable damage from the impact of floodwater and debris is to be prepared and submitted to the Certifying Authority.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT
--

(6) Sediment and Erosion Control

Where construction or excavation activity requires the disturbance of the soil surface and existing vegetation, adequate measures for erosion and sediment control shall be provided. As a minimum control techniques are to be in accordance with 'The Blue Book' published by Landcom provisions on Erosion and Sediment Control, or a suitable effective alternative method.

All required sedimentation control techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised

(7) Site Sign

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited;
- (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.

Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.

This condition does not apply to building works being carried out inside an existing building.

(8) Damage to Public Infrastructure

The applicant shall bear the cost of all restoration works to Council property damaged during the course of this development. The applicant shall submit in writing and/or photographic record, of any existing damage to Council property before commencement of work.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. If no documentation is received prior to commencement of work it will be assumed that the infrastructure was undamaged and the applicant will be required to restore all damaged infrastructure at their expense.

(9) Site Facilities

- (a) If the development involves building work in a public place or that is likely to present a risk to pedestrians or members of the public, the work site must be fully enclosed by a temporary security fence (or hoarding) before work commences.
- (b) A minimum width of 1.2m must be provided between the work site and the edge of the roadway so as to facilitate the safe movement of pedestrians.
- (c) Any such hoarding or fence is to be removed when the work has been completed.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK
--

(10) Construction Hours

- (a) Subject to this clause, building construction is to be carried out during the following hours:

- i. between Monday to Friday (inclusive)—7.00am to 6.00pm
 - ii. on a Saturday—8.00am to 1.00pm
- (b) Building construction must not be carried out on a Sunday or a public holidays.
- (c) Demolition works and excavation works must only be carried out between Monday to Friday (inclusive) between 8.00am and 5.00pm.
- (d) The builder and excavator must display, on-site, their 24 hour contact telephone numbers, which are to be clearly visible and legible from any public place adjoining the site.

(11) Prohibition on Use of Pavements

Building materials and equipment must be stored wholly within the work site, unless prior written approval has been obtained from council. Equipment must not be operated on the footpath or roadway, unless prior written approval has been obtained from council.

(12) Mandatory inspections under Section 68 of the Local Government Act 1993

The person acting with this consent shall ensure that all mandatory sewer, water and stormwater inspections are carried out by Council Officers at the relevant stages of construction in accordance with any Section 68 approval issued for the development.

Note: a minimum notice of 48 hours is required when booking an inspection. Inspection fees will be charged in accordance with Council's adopted fees and charges and must be paid prior to the issue of the Construction Certificate.

(13) Site Waste Minimisation

Throughout the carrying out of building works the person acting with this consent shall take reasonable steps to minimise waste from the carrying-out of the development in accordance with the following objections of Chapter 24 Waste Minimisation and Management of Council's Development Control Plan.

- Optimise adaptive reuse opportunities of existing building/structures.
- Maximise reuse and recycling of materials.
- Minimise waste generation.
- Ensure appropriate storage and collection of waste.
- Minimise environmental impacts associated with waste management.
- Avoid illegal dumping.
- Promote improved project management.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE
--

(14) Occupation

The building is not to be used or occupied until a final inspection has been

carried out and an occupation certificate has been obtained from the Principal Certifying Authority.

CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

(15) Stormwater Disposal

All stormwater from the development including all hardstandings and overflows from rainwater tanks is to be collected and disposed of to the kerb and gutter (piped)

(16) Carport Use

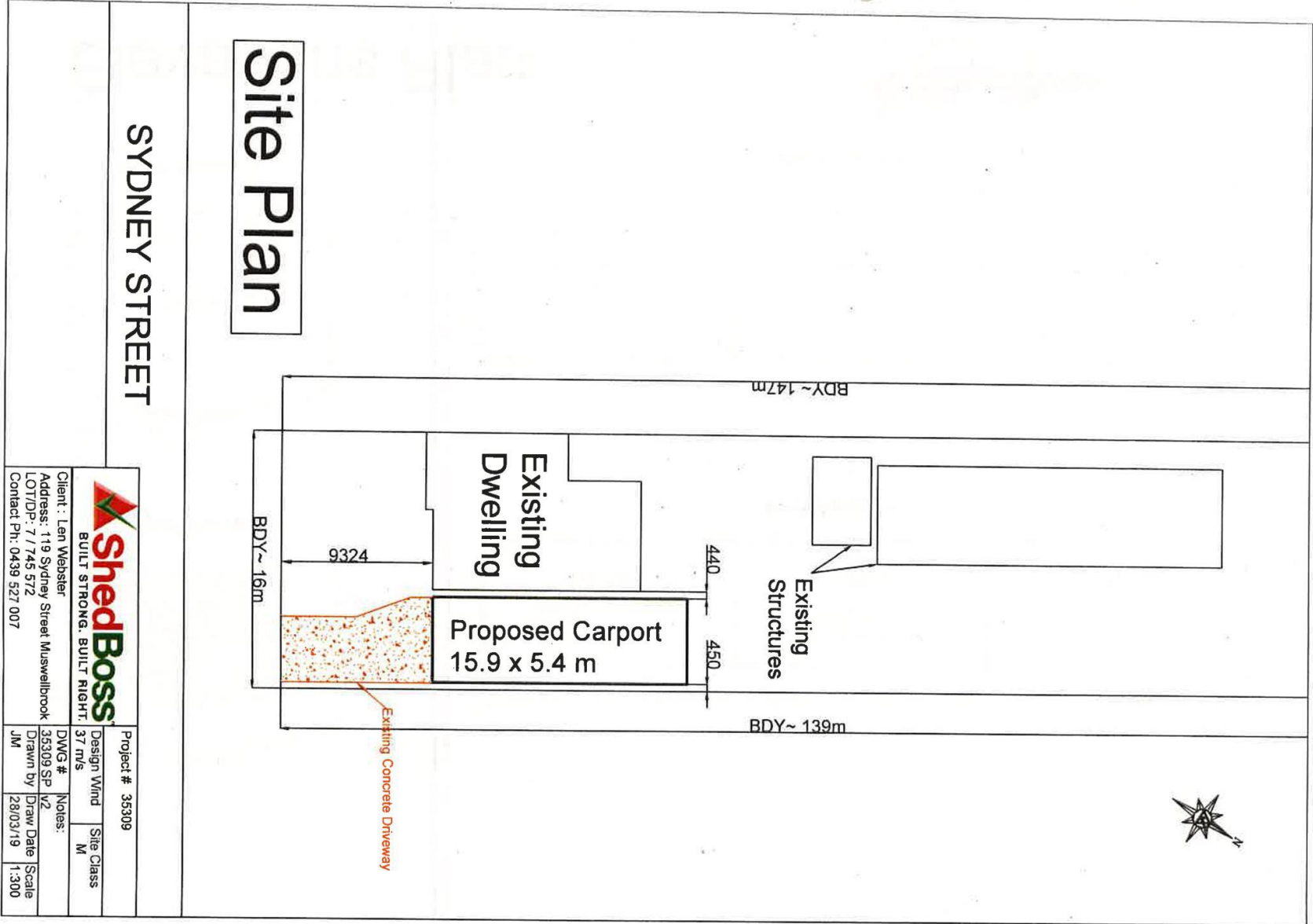
The carport is to be used for domestic purpose only. The carport must not be used for any home based commercial or industrial purpose without prior written consent from council. At no times shall the carport be used for short or long term residential accommodation.

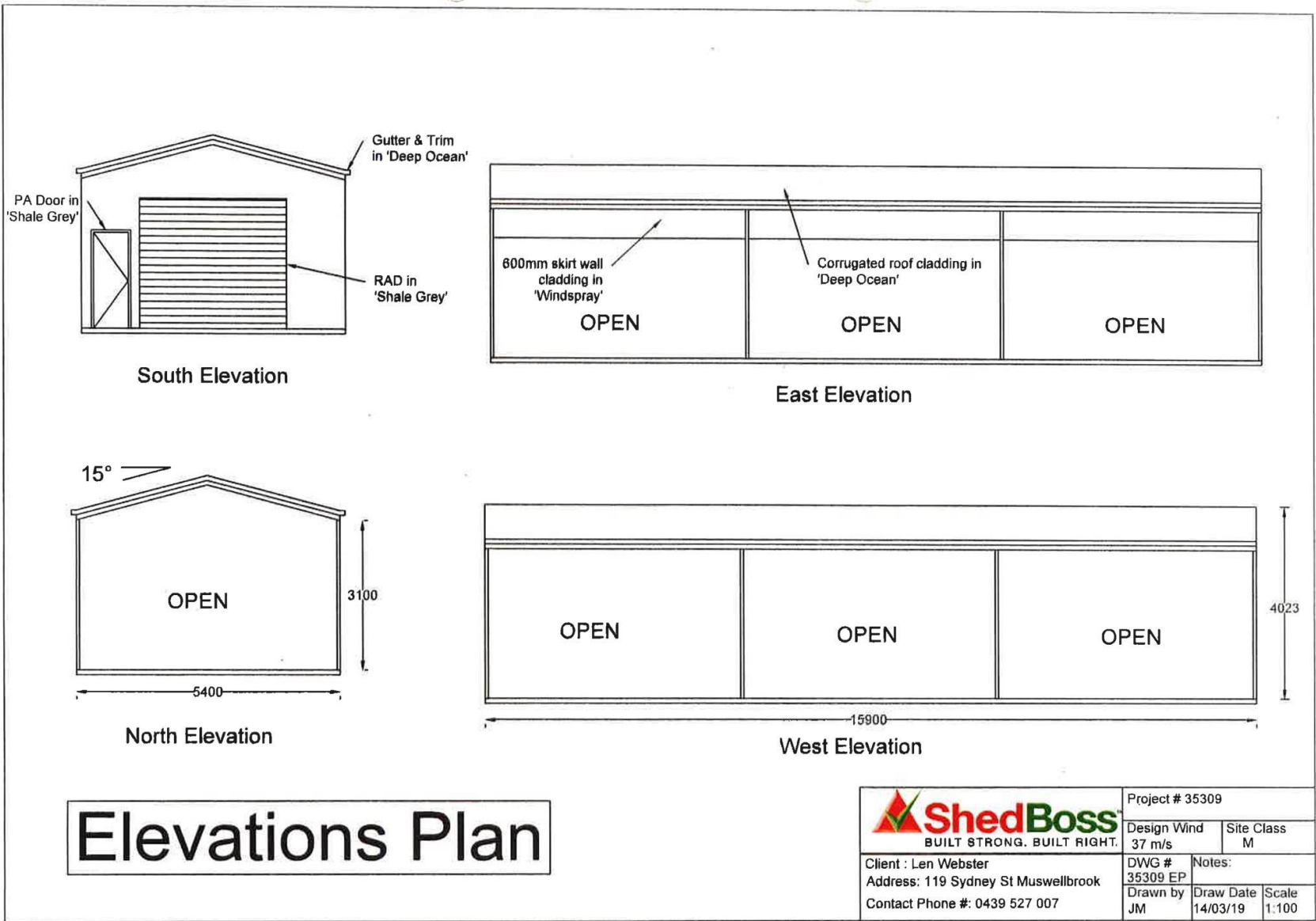
(17) Restriction on the Enclosure of the Carport

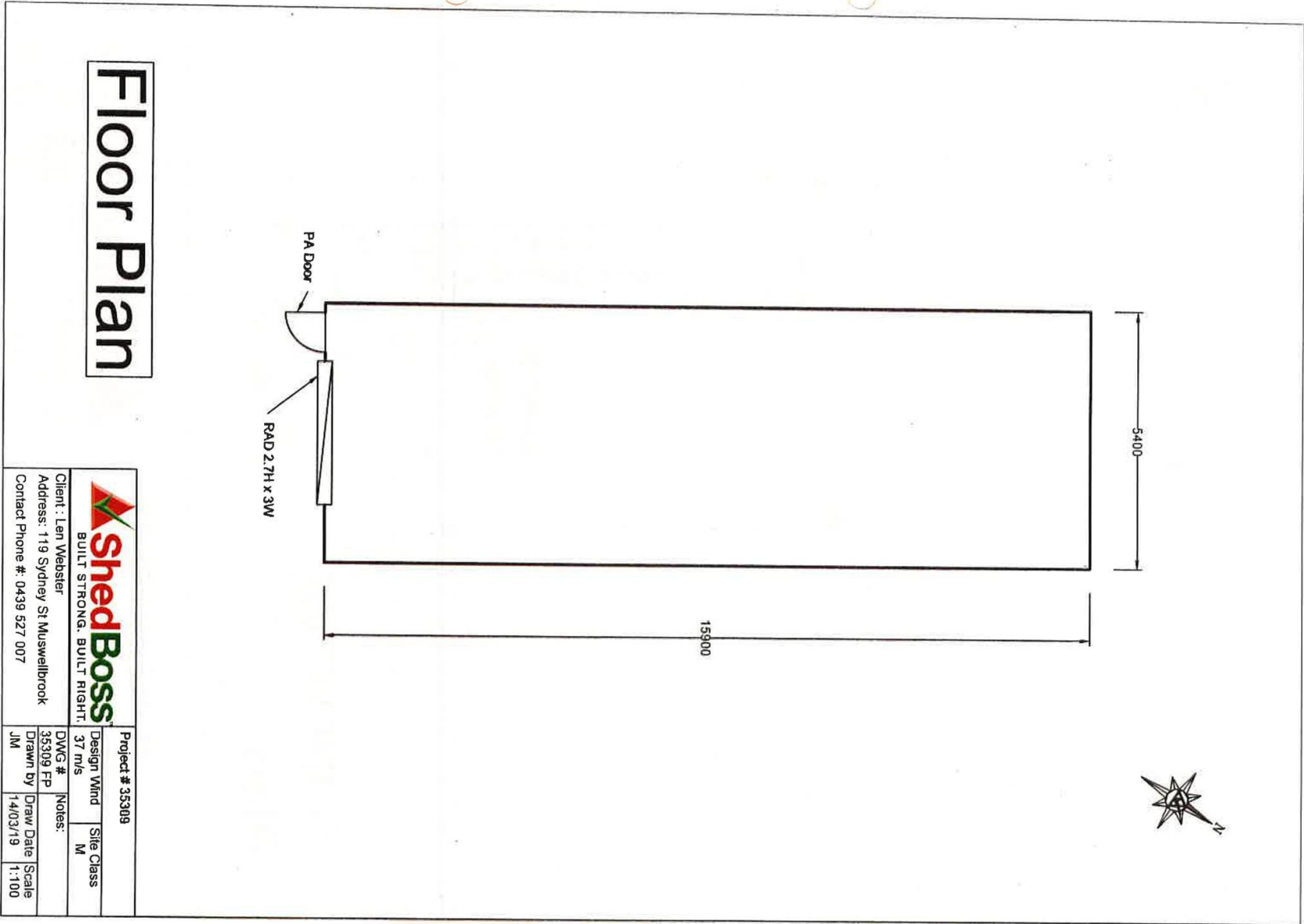
Unless otherwise approved in writing by Council the north, east and west elevations of the building are to remain unenclosed in accordance with the approved elevations plan.

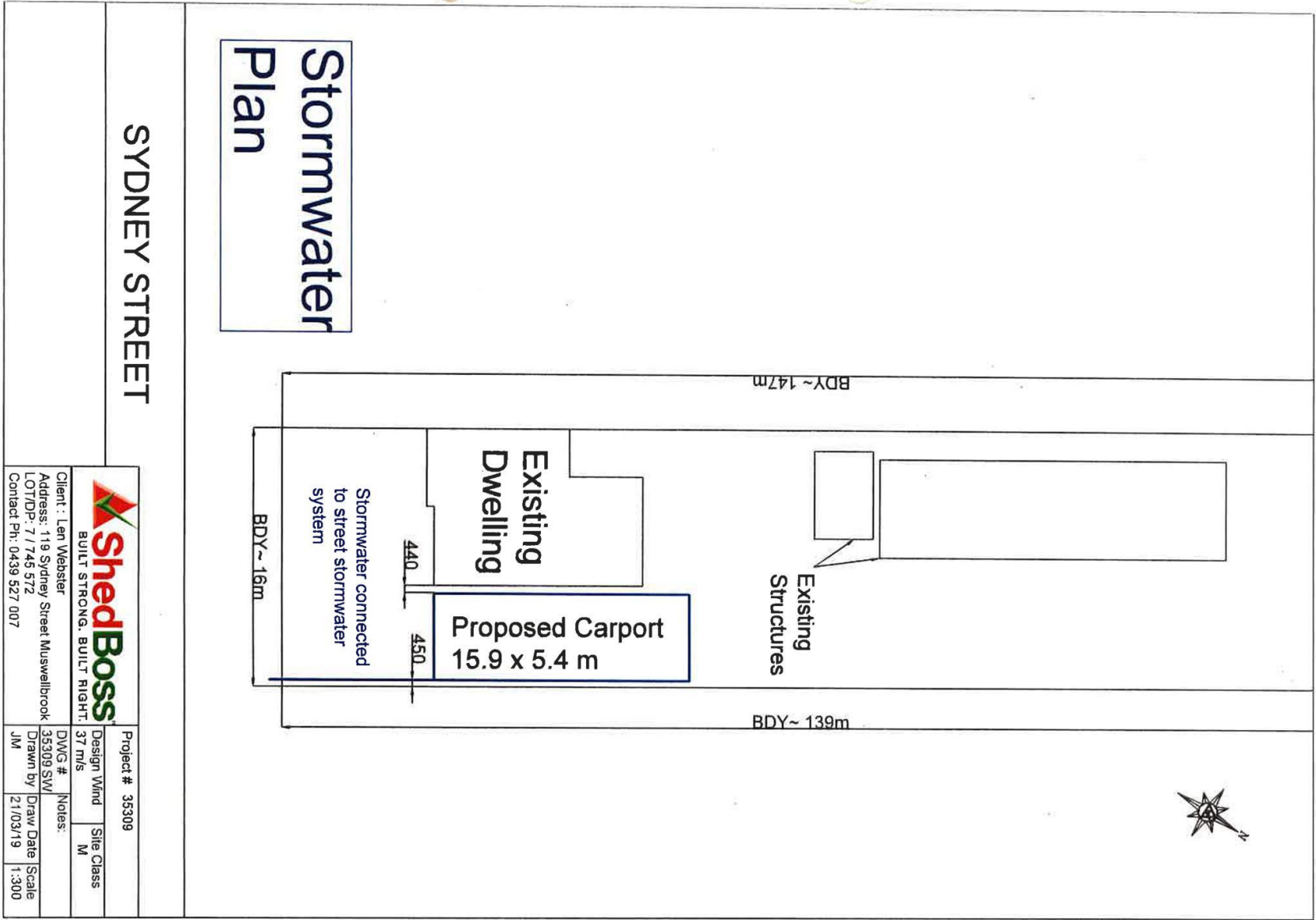
(18) Materials

In accordance with the provisions of the Muswellbrook Development Control Plan the external cladding of the building shall be constructed from non-reflective metal cladding. Zinalume or reflective white sheet metal cladding is not be used without the prior written approval from Council.









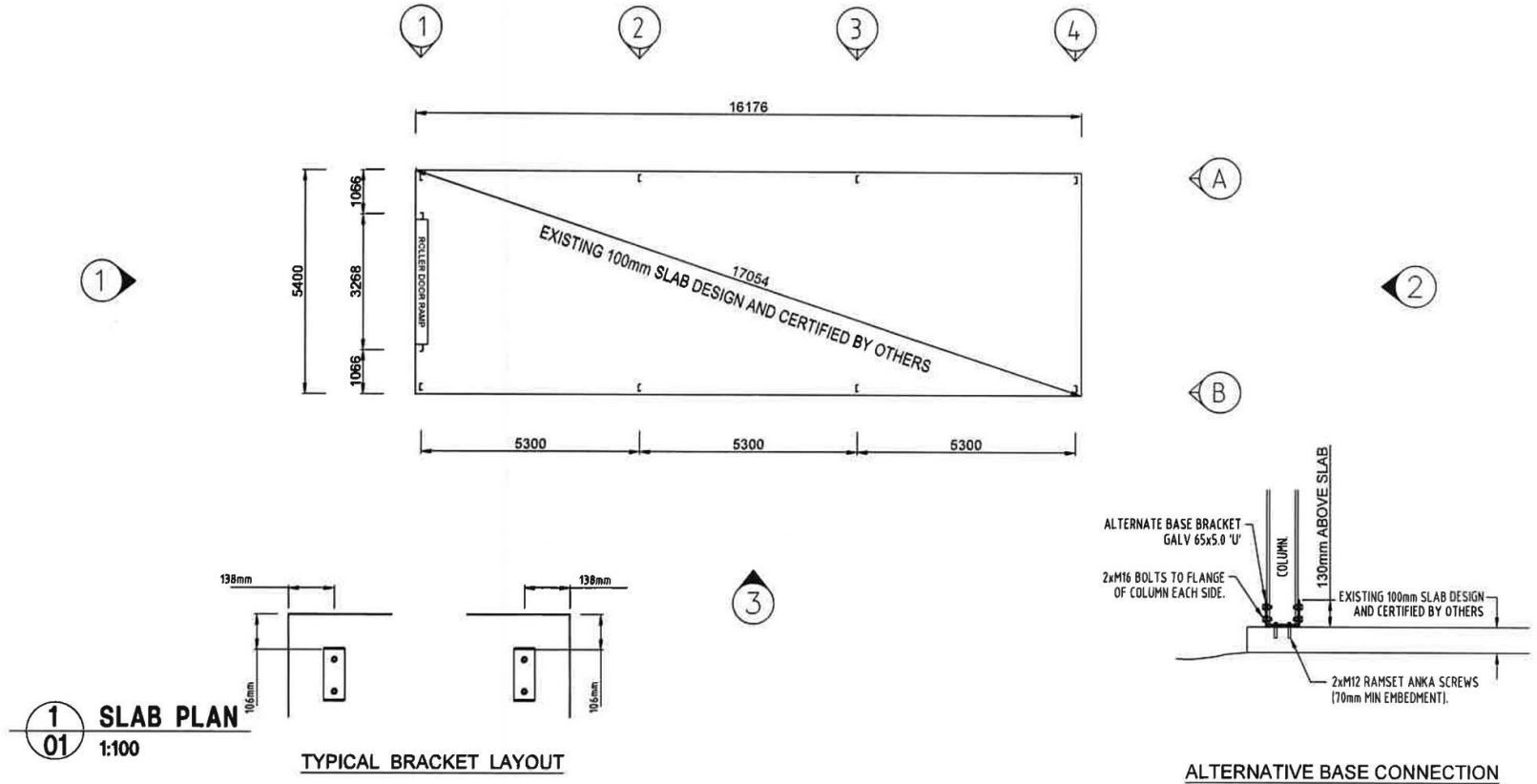
Refer also to SLAB DETAILS and SLAB NOTES

FOOTING SCHEDULE

TAG	TYPE	DIMENSIONS

EXISTING 100mm SLAB DESIGN AND CERTIFIED BY OTHERS

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.



THIS DRAWING IS COPYRIGHT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY OF MORINDA AUSTRALIA.
DO NOT SCALE FROM THE DRAWING.
THE CONTRACTOR AND SUB-CONTRACTORS ARE TO VERIFY DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.



ShedBoss
BUILT STRONG. BUILT RIGHT.
SUITE 101, VUE, 1 CENTENAL DR
CAMPBELLTOWN NSW 2560 Ph (02) 4632 2100 Fax (02) 4632 2999

Len Webster
119 Sydney Street
Muswellbrook
NSW 2333



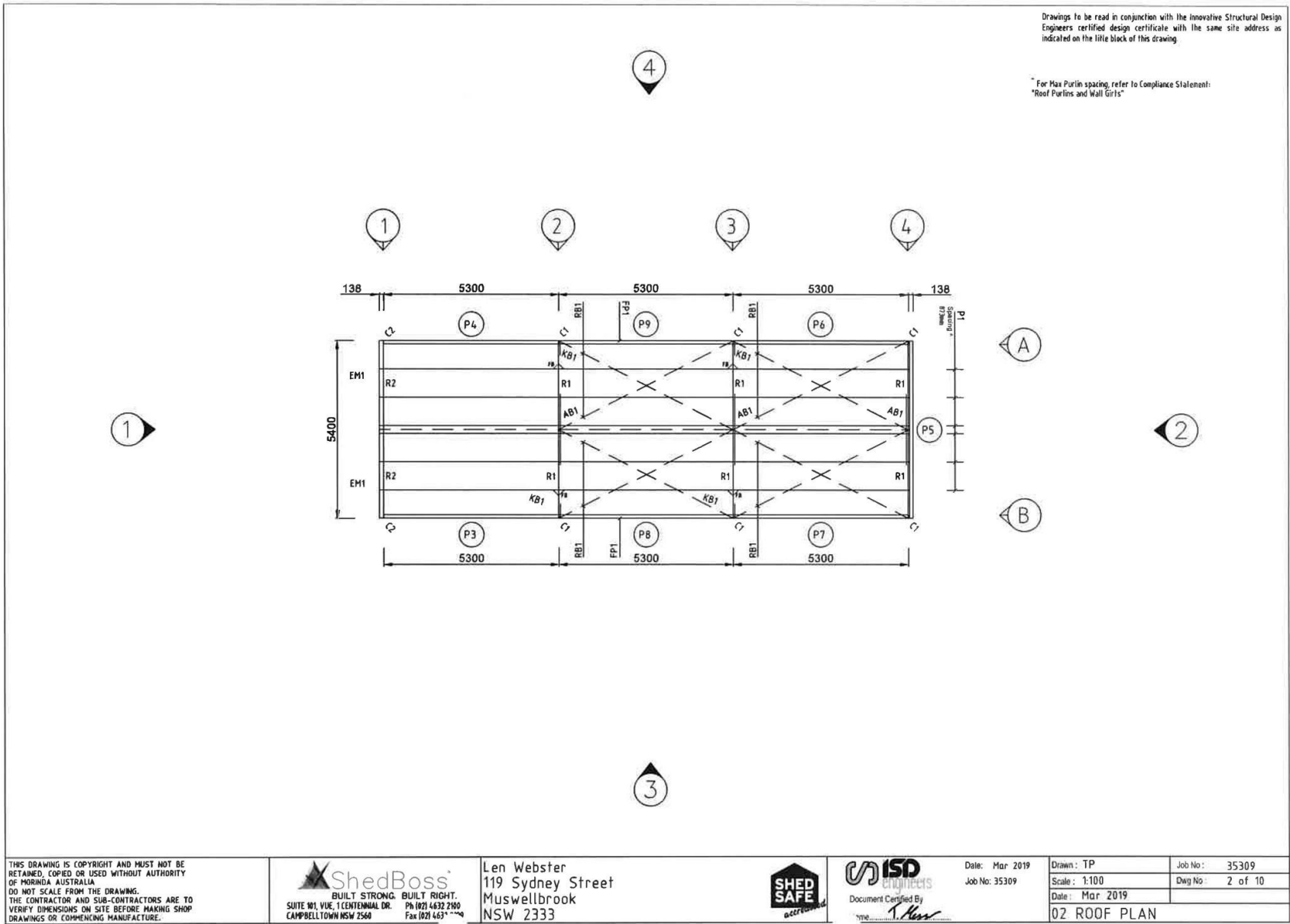
ISD engineers
Document Certified By
Name: T. Hunter

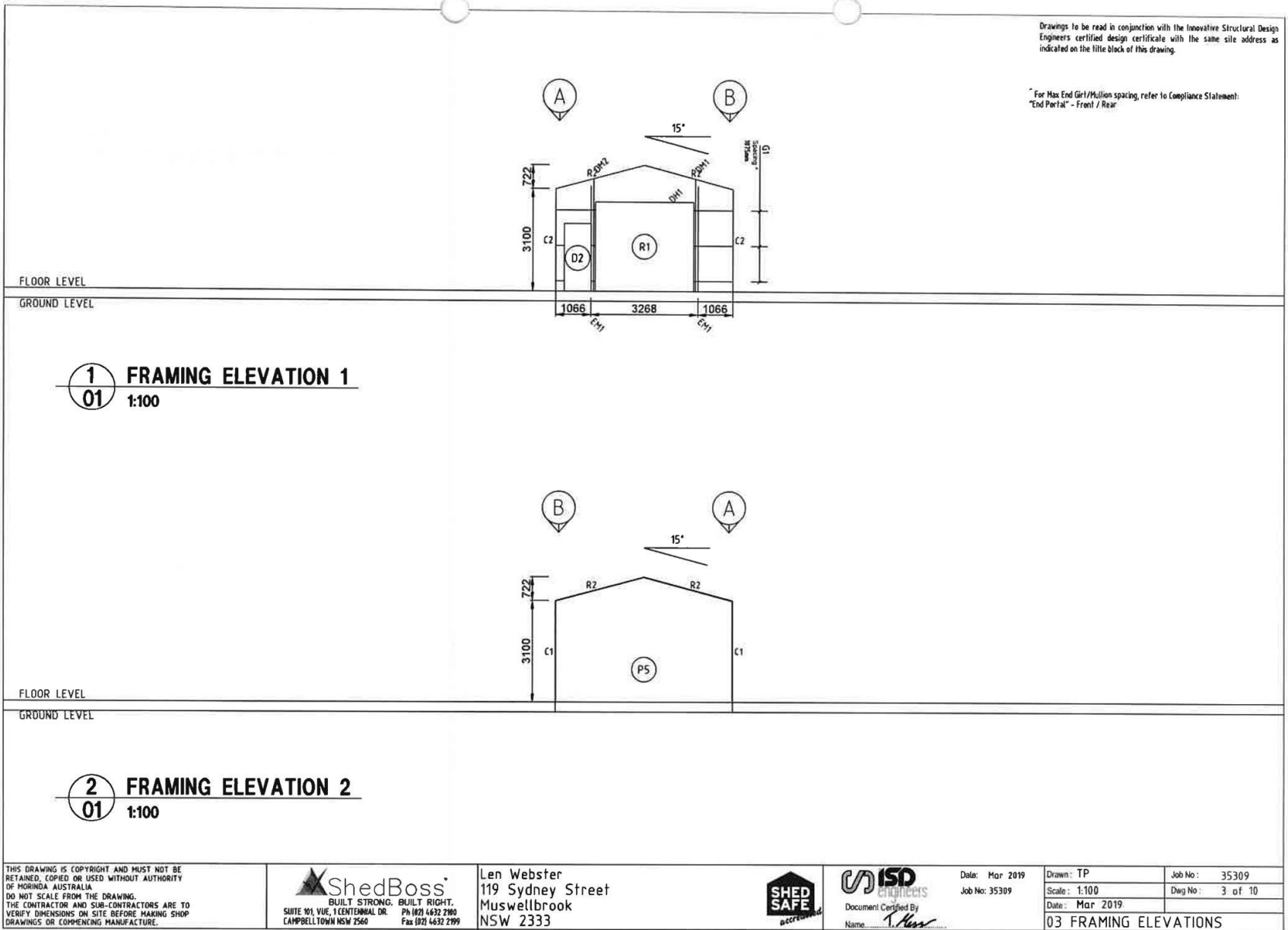
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Job No: 35309

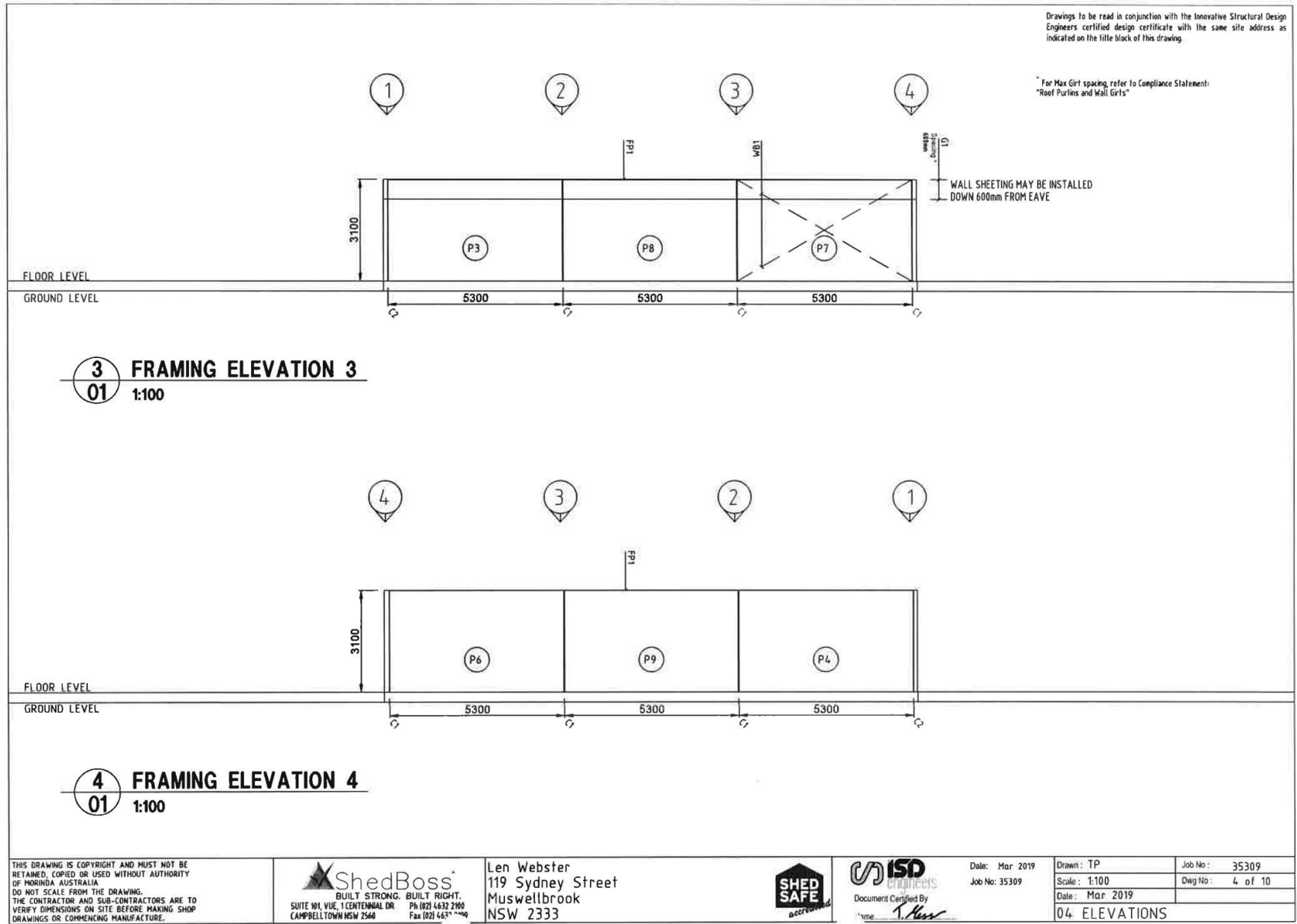
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Dwg No: 1 of 10

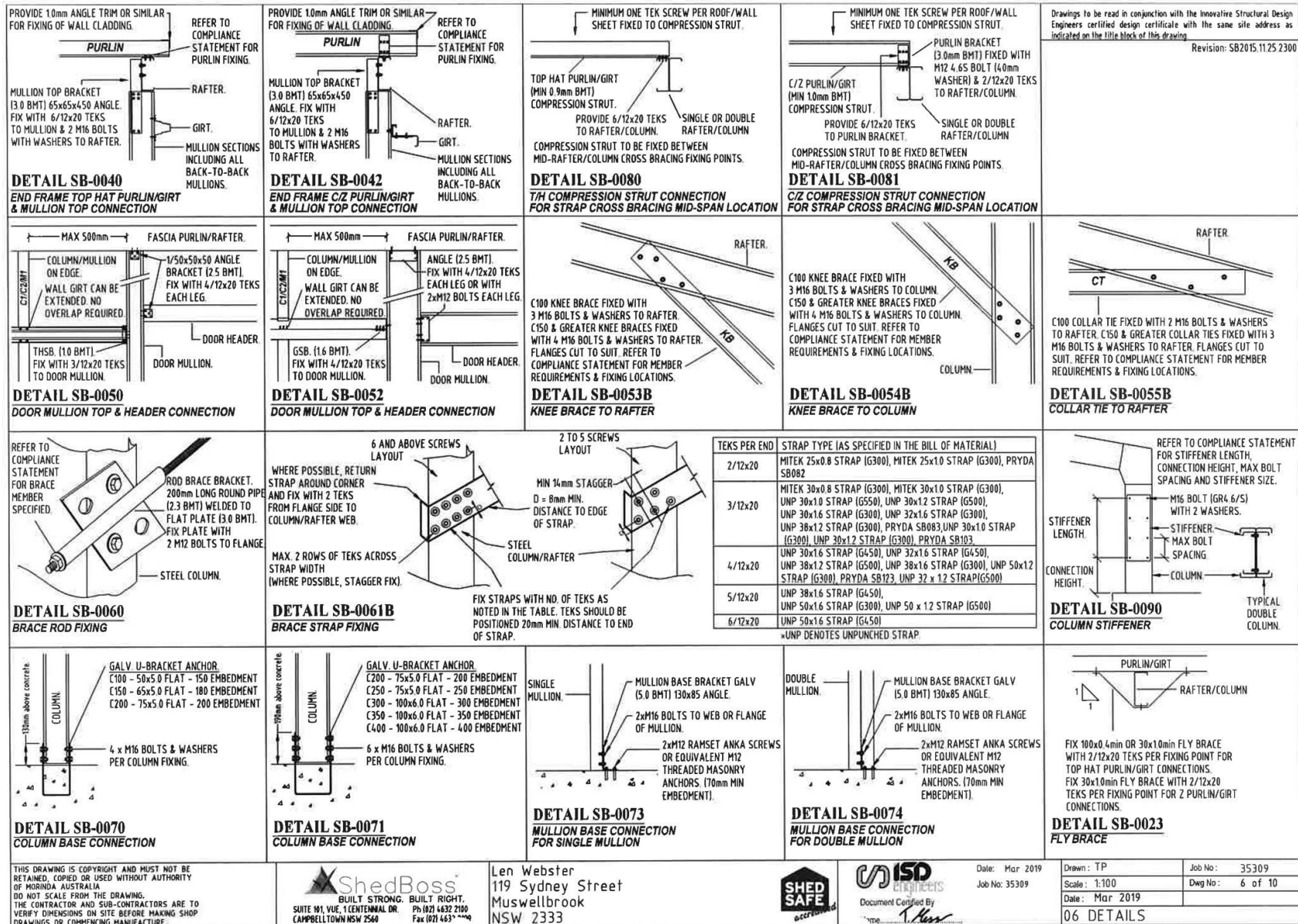
01 SLAB PLAN







<p>DETAIL SB-0001 'MORINDA' APEX BRACKET CONNECTION</p>	<p>DETAIL SB-0002 'MORINDA' APEX BRACKET CONNECTION</p>	<p>DETAIL SB-0003 'MORINDA' APEX FLAT PLATE CONNECTION FOR DOUBLE RAFTERS</p>	<p>DETAIL SB-0004 'MORINDA' APEX FLAT PLATE CONNECTION FOR DOUBLE RAFTERS</p>	<p>Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.</p> <p>Revision: SB2015.11.25.2300</p> <p>DETAIL SB-0104 'MORINDA' APEX 3 FOLD BRACKET CONNECTION</p>
<p>DETAIL SB-0010 'MORINDA' KNEE BRACKET CONNECTION FOR SINGLE RAFTERS & DOUBLE OR SINGLE COLUMNS</p>	<p>DETAIL SB-0011 'MORINDA' KNEE BRACKET CONNECTION FOR SINGLE RAFTERS & DOUBLE OR SINGLE COLUMNS</p>	<p>DETAIL SB-0012 'MORINDA' KNEE FLAT PLATE CONNECTION FOR DOUBLE RAFTERS & DOUBLE COLUMNS</p>	<p>DETAIL SB-0013 'MORINDA' KNEE FLAT PLATE CONNECTION FOR DOUBLE RAFTERS & DOUBLE COLUMNS</p>	<p>DETAIL SB-0105 'MORINDA' APEX 3 FOLD BRACKET CONNECTION</p>
<p>ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.</p> <p>DETAIL SB-0020 MID-FRAME TOP HAT PURLIN/GIRT CONNECTION</p>	<p>ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.</p> <p>DETAIL SB-0021 MID-FRAME C/Z PURLIN/GIRT CONNECTION</p>	<p>ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.</p> <p>DETAIL SB-0022 MID-FRAME C/Z PURLIN/GIRT ALTERNATE CONNECTION</p>	<p>DETAIL SB-0106 'MORINDA' KNEE 3 FOLD BRACKET CONNECTION</p>	<p>DETAIL SB-0107 'MORINDA' KNEE 3 FOLD BRACKET CONNECTION</p>
<p>DETAIL SB-0030 EAVE BRACKET CONNECTION</p>	<p>DETAIL SB-0031 EAVE BRACKET CONNECTION</p>	<p>DETAIL SB-0047 GABLE PURLIN CONNECTION - C Section</p>	<p>DETAIL SB-0048 GABLE PURLIN CONNECTION - Z Section</p>	<p>DETAIL SB-0049 GABLE PURLIN CONNECTION - for Z Section</p>
<p>THIS DRAWING IS COPYRIGHT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY OF MORINDA AUSTRALIA. DO NOT SCALE FROM THE DRAWING. THE CONTRACTOR AND SUB-CONTRACTORS ARE TO VERIFY DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.</p>	<p>ShedBoss BUILT STRONG. BUILT RIGHT. SUITE 101 VUE, 1 CENTENNIAL DR. CAMPELLTOWN NSW 2560 Ph (02) 4632 2900 Fax (02) 4632 2999</p>	<p>Len Webster 119 Sydney Street Muswellbrook NSW 2333</p>	<p>SHED SAFE Document Certified By Name: <i>T. Hunt</i></p>	<p>Date: Mar 2019 Job No: 35309 Scale: 1:100 Dwg No: 5 of 10 Date: Mar 2019 05 DETAILS</p>



Bill of Materials

Tag	Member	Component
AB1	Apex Tie	Collar Tie C10012
C1	Column	Portal Column C15018
C2	Column	Portal Column C15015
DH1	RAD Header	Roller Door Header C15012
DM1	RAD Mullion Right	Roller Door Mullion C10015
DM2	RAD Mullion Left	Roller Door Mullion C10015
EM1	End Mullion	End Mullion C10015
FP1	Eave Purlin	Fascia C15015
G1	Girt	Purlin Z10015
KB1	Knee Brace	Knee Brace C10012
P1	Purlin	Purlin Z10015
R1	Rafter	Portal Truss C15015
R2	Rafter	Portal Truss C15012
RB1	Roof Bracing	Unpunched Strap 32x1.2mm (G550)
WB1	Wall Bracing	M12 Rod

SLAB & FOOTING NOTES

SOIL PROPERTIES

- Soil to have a minimum bearing capacity of 100 kpa
- Minimum soil shaft adhesion of 20 kpa
- Slab design is based on an A, S or M class soil. All other soil type conditions require engineers written certification for the particular soil class.

CONCRETE PROPERTIES

- All concrete shall be in accordance with AS 3600, minimum 25 MPA.
- All vegetation and deleterious matter is to be removed from the building area
- Prepare site, such that surface runoff cannot drain over or pond adjacent to foundations
- Ensure excavations for services do not undermine foundations.

BUILDING CLASSIFICATION NOTES

This building is designed for use as: either a private garage class 10a, or a farm shed (class 7 or 8). For use as a farm shed it must meet the following requirements:

- Be less than 2000 sqm in area (inclusive of any mezzanine floor area)
- Must be located on a farm and used in connection with farming purposes (as defined in the NCC 2016)
- Building is not to be occupied frequently nor for extended periods by people, with a maximum of 1 person per 200sqm or 2 persons maximum in total whichever is the lesser.

GENERAL NOTES

- All work to be in accordance with the provisions of the Building Code of Australia.
- Setting out of dimensions & sizes of structural shall not be obtained by scaling the drawings.
- Any setting out dimensions shown on the structural drawings shall be checked by the contractor before construction commences.
- All dimensions are in millimetres UNO.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
- All workmanship & materials shall be in accordance with the relevant current SA/SNZ standards & codes of practice except where varied by the contract documents or of the by-laws of the local authority.
- Wind loads have been assessed in accordance with AS/NZS1170.2. Refer to project compliance statement for applied values.
- Live loading are in accordance with AS/NZS1170.1.
- All referenced standards to be the correct version at the time of certification.
- Safety mesh is to be provided under all skylights and translucent sheeting.
- Roller Door Mullions specified are minimum requirements. Larger permissible with same or greater thickness.
- Note: Ensure your Construction Crew has received the ShedBoss Safety Pack.

FRAMING NOTES

- Cross bracing shall be placed as indicated on plan and elevation drawings.
- Roof & wall cladding shall be fixed in accordance with the manufacturers specifications.

STEELWORK NOTES

- All steelwork to be in accordance with AS4100.
- All welding to be in accordance with AS1554.
- Except where varied by the contract documents, all steel shall be in accordance with AS1163 G450 for RHS/SHS sections.
- Hot rolled steel sections shall have a minimum Steel Grade of 300MPa.
- All bolts shall be grade 4.6/5 UNO and in accordance with AS/NZS1252.
- All exposed steel, screws and bolts are to be class 3 galvanised min. except in severe conditions where Class 4 may be required.

CORROSION PROTECTION

- All steelwork that will be exposed to view will have weld splatter, flux, dregs & burrs removed & all sealing & butt welds ground flush.
- Surface treatments of welds shall be hand ground or wire brushed to class 2 finish.
- Paint all cleats and welds with two pack ethyl silicate inorganic zinc primer, min 75 micron thickness or alternatively hot dip galv post and cleat to min 450g/sqm.
- Columns cast into concrete require column base to be painted with bituminous or epoxy paint up to min 100mm above concrete interface or alternatively hot dip galv post to min 450g/sqm.

COLD FORMED SECTIONS

- Cold formed sections shall comply with AS/NZS4600, AS1397, AS1594 & AS/NZS1595.
- Cold formed sections to have the following minimum steel grades: UNO
Purlins & Girts - 450MPa
Other Sections - 300MPa
- Sections shall have a minimum galv. coating thickness of 350gms/m² for purlins & girts and a minimum zinc aluminium alloy coating thickness of 150gms/m² for other sections.

UNO denotes - Unless Notified Otherwise.

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

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ShedBoss
BUILT. STRONG. BUILT. RIGHT.
SUITE 101, VUE, 1 CENTENNIAL DR. PA 1021 4632 2100
CAMPBELLTOWN NSW 2560 Fax 1021 4632 2199

Len Webster
119 Sydney Street
Muswellbrook
NSW 2333



ISD
engineers
Document Certified By
Name: T. Hines

Date: Mar 2019
Job No: 35309

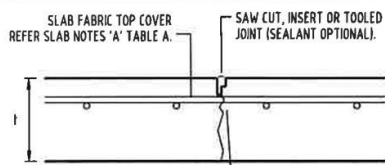
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Scale: 1:100	Dwg No: 7 of 10
Date: Mar 2019	
07 ENG SCHEDULE	

CONCRETE SLAB, DOMESTIC, SOIL CLASS A, S & M.

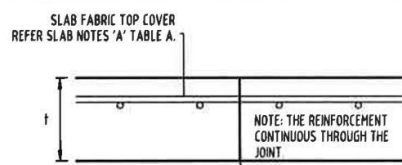
SLAB & BULK PIER FOOTING DETAILS

Revision: SB2015.03.20.2202

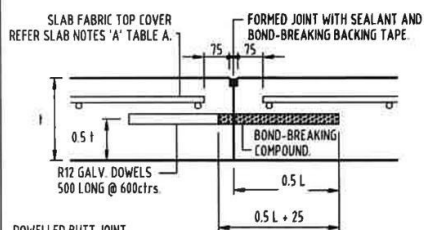
Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.



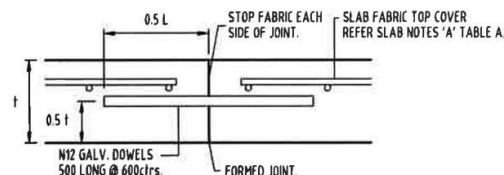
SAW JOINT.
DETAIL '1'
TYPICAL CONTRACTION JOINT
1-5



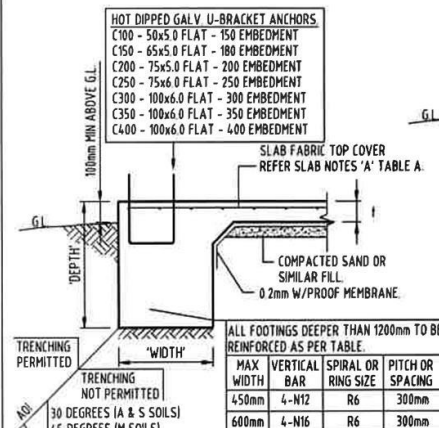
BUTT JOINT.
DETAIL '2'
TYPICAL LONGITUDINAL CONSTRUCTION JOINT



**DOWELLED BUTT JOINT,
DETAIL '3'**
TYPICAL TRANSVERSE CONSTRUCTION JOINT

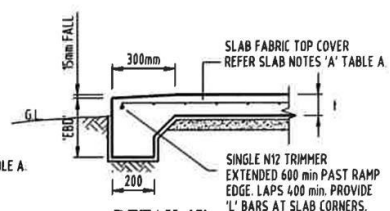


TIED JOINT. (NOT USED AT A CONTRACTION JOINT LOCATION.)
DETAIL '4'
TYPICAL TRANSVERSE CONSTRUCTION JOINT
15

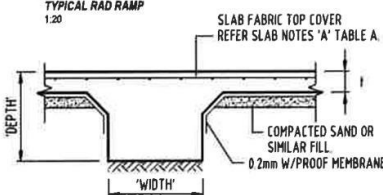


DETAIL '7'
BK1 SLAB & FOOTING OPTION
1/20

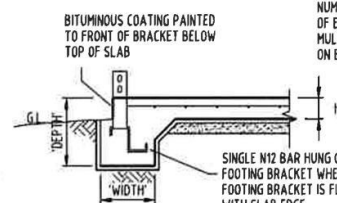
MAX WIDTH	VERTICAL BAR	SPIRAL OR RING SIZE	PITCH OR SPACING
450mm	4-N12	R6	300mm
600mm	4-N16	R6	300mm
750mm	6-N16	R8	300mm
900mm	8-N16	R10	300mm
1200mm	12-N20	R10	300mm



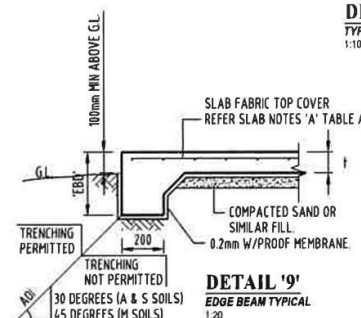
DETAIL 'A'
TYPICAL RAD RA
1:20



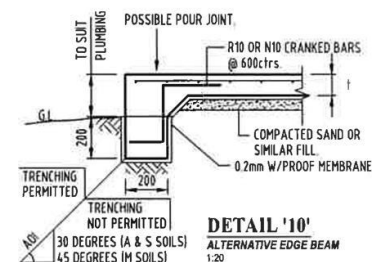
DETAIL '8'
BK2 SLAB & FOOTING OPTION
1:20



DETAIL '11'
FRONT FOOTING
1/20



DETAIL '9'
EDGE BEAM TYPICAL
120



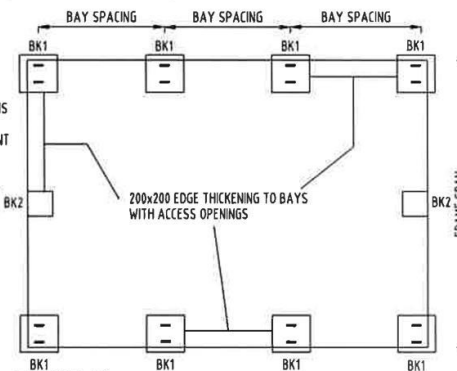
DETAIL '10'
ALTERNATIVE EDGE BEAM
1:20

TABLE B: SLAB REINFORCEMENT AND EDGE BEAM SPECIFICATION (MIN SLAB THICKNESS (t) = 100mm)

SITE CLASSIFICATION	SLAB BEAMS		SLAB FABRIC (MIN)			
	EDGE BEAM DEPTH - (EBD) (mm)	EDGE BEAM TRENCH MESH	SLAB LENGTH (BETWEEN JOINTS)			
			<12m	>=12m, <18m	>=18m, <25m	>=25m, <30m
CLASS A, S & M	200	N/A	SL62	SL72	SL82	SL92

NOTE

- THE DETAILS CONTAINED WITHIN THE ABOVE TABLE ARE BASED ON FIGURE 31 OF AS27870-2011 AND TAKE INTO ACCOUNT THE PROVISION OF AS27870-2011 (CLAUSE 3.15 (1)) STATING THAT FOOTING DETAILS FOR CLASS 10A SHEDS CAN USE FOOTING SYSTEMS APPROPRIATE FOR ONE CLASS OF REACTIVITY LESS SEVERE THAN FOR A HOUSE.
2. REFER TO BUILDING STRUCTURE COMPLIANCE STATEMENT FOR SLAB DEPTH (1), FOOTING DEPTH (1) FOOTING WIDTH (1) BEING USED.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONCRETE DESIGN DOMESTIC PLAN (SLAB NOTES: 'A').
4. SLAB REINFORCEMENT IS TO BE PROVIDED AT 300mm BAY SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF S172 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL. SLAB MUST COMPLY WITH DETAIL '1' ON THIS DRAWING.
5. THIS SPECIFICATION IS SUITABLE FOR DOMESTIC CLASS 10A STRUCTURES WITH A MAXIMUM IMPLIED LOAD OF 25kPa OR LIGHT VEHICLE TRAFFIC NOT EXCEEDING 2500kg.
6. THIS IS NOT REQUIRED FOR LESS THAN 3.5m BAY SPACING, EDGE BEAM IS REQUIRED FOR GREATER THAN 3.5m BAY SPACING.



DETAIL '6'
TYPICAL SLAB & BULK PIER LAYOUT
1:100

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Date: Mar 20
Job No: 35309

Drawn : TP
Scale : 1:100

Job No :	35309
Dwg No :	8 of 10

Date: Mar 2019

CONCRETE DESIGN, DOMESTIC, SOIL CLASS A, S & M.	SITE PREPARATION, CONCRETE, FABRIC & DURABILITY NOTES	SLAB NOTES 'A'																																								
<p>Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.</p>																																										
<p>SITE PREPARATION</p> <ol style="list-style-type: none"> REMOVE ALL TOPSOIL, ORGANIC MATTER AND SOFT SPOTS THROUGHOUT THE AREA OF THE SLAB. REMOVE ALL BOULDERS AND ROCKS WITHIN 100MM OF THE SLAB UNDERSIDE. FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD OR DEBRIS IMMEDIATELY BEFORE POURING CONCRETE. CUT SURFACE TO BE COMPACTED TO 95% STANDARD COMPACTION. THE FLOOR SLAB IS TO BE PLACED ON 50MM COMPACTED SAND LEVELING BED OR APPROVED SIMILAR. FOUNDATION MINIMUM ALLOWABLE BEARING PRESSURE OF 50kPa REQUIRED UNDER SLAB, BEAMS & THICKENINGS AND 100kPa REQUIRED UNDER STRIP AND PAD FOOTINGS. SITE IS ASSUMED TO BE LEVEL. THE SOIL IS TO BE PROTECTED FROM BECOMING EXTREMELY WET BY ADEQUATE ATTENTION TO SITE DRAINAGE AND PROMPT REPAIRS TO PLUMBING LEAKS. PROVIDE 100MM FALL MIN. AWAY FROM THE BUILDING OVER THE FIRST METRE. FINISHED HEIGHT OF THE SLAB SHALL ALLOW ADEQUATE SITE DRAINAGE AND SATISFY INTERNAL PLUMBING REQUIREMENTS. REFER CSIRO PUBLICATION MENTIONED IN NOTE 9. IN ACCORDANCE WITH AS2870 SECTION 6.3, SERVICE TRENCHES ARE NOT TO BE EXCAVATED BELOW THE ANGLE OF INFLUENCE (AOI) WITHOUT SPECIAL CONSIDERATION. AOI TO BE MEASURED FROM THE BOTTOM OF EDGE BEAM OR FOOTING. AOI MEASURED FROM HORIZONTAL IS 30° FOR A & S SITES AND 45° FOR M SITES. IN M SITES, THE CLAY MATERIAL EXCAVATED FROM THE TRENCH SHOULD BE USED AS BACKFILL AND TAMPERED FIRM. REFER TO ENGINEER IF THIS CANNOT BE AVOIDED BEFORE POURING THE SLAB. THE OWNER IS TO BE SUPPLIED WITH CSIRO TECHNICAL NOTE NUMBER BTF 18 "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE" A HOME OWNERS GUIDE. THE BUILDER SHALL INFORM THE HOMEOWNER OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG TERM PERFORMANCE OF THE FOOTING SYSTEM. <p>CUT AND FILL SITES</p> <ol style="list-style-type: none"> THE SITE CAN BE CUT AND FILLED AND THE FILL SHALL CONTINUE PAST THE EDGE OF THE BUILDING BY AT LEAST 1000MM AND SHALL BE RETAINED OR BATTERED BEYOND THIS POINT BY A SLOPE PROTECTED FROM EROSION AND NOT STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. THE INTERIOR OF THE SLAB SHALL BE FOUNDED ON COMPACTED MATERIAL. THE EDGE BEAMS SHALL BE FOUNDED ON NATURAL SOIL OR ON CONTROLLED FILL OR MAY BE SUPPORTED BY 300mm PIERS NOT FURTHER THAN 2500MM APART. PIERS TO BE FOUNDED INTO NATURAL GROUND. CONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE THE SAME AS THE NATURAL SITE MATERIAL. SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 300MM THICK LAYERS BY A VIBRATING PLATE OR ROLLER. NON-SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 150MM LAYERS BY A MECHANICAL ROLLER. UNCONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE TREATED AS P SITE UNLESS ALL FOOTINGS & EDGE BEAMS ARE FOUNDED ON NATURAL SOIL THROUGH THE FILLING. REFER TO ENGINEER IF NATURAL SOIL FOUNDATION IS UNACHIEVABLE. <p>DURABILITY DESIGN</p> <p>TABLE A: CONCRETE EXPOSURE CLASSIFICATION, STRENGTH & COVER REQUIREMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>EXPOSURE CLASSIFICATION</th> <th>DEFINITION</th> <th>MIN CONCRETE STRENGTH (f'c)</th> <th>SLAB COVER (mm)</th> <th>FOOTING COVER (mm)</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>SLAB/FOOTINGS IN ENCLOSED BUILDINGS PROTECTED BY A DAMP PROOF MEMBRANE AND NOT SUBJECTED TO REPEATED WETTING/DRYING</td> <td>25 MPa</td> <td>30 TOP, 40 SIDES</td> <td>30 TOP, 50 SIDES & BOTTOM</td> </tr> <tr> <td>A2</td> <td>SLAB/FOOTINGS IN ENCLOSED BUILDINGS IN NON-AGGRESSIVE SOILS (NO DAMP PROOF MEMBRANE) AND NOT SUBJECTED TO REPEATED WETTING/DRYING</td> <td>25 MPa</td> <td>30 TOP, 40 SIDES</td> <td>30 TOP, 50 SIDES & BOTTOM</td> </tr> <tr> <td>B1</td> <td>SLABS IN OPEN OR ENCLOSED BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE</td> <td>32 MPa</td> <td>40 TOP, 50 SIDES</td> <td>40 TOP, 60 SIDES, 50 BOTTOM</td> </tr> <tr> <td>B2</td> <td>SLABS IN OPEN BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE</td> <td>40 MPa</td> <td>45 TOP, 55 SIDES</td> <td>45 TOP, 65 SIDES, 50 BOTTOM</td> </tr> </tbody> </table> <p>NOTE: Refer AS3600 Table 4.3 for full definition of Exposure Classifications.</p>	EXPOSURE CLASSIFICATION	DEFINITION	MIN CONCRETE STRENGTH (f'c)	SLAB COVER (mm)	FOOTING COVER (mm)	A1	SLAB/FOOTINGS IN ENCLOSED BUILDINGS PROTECTED BY A DAMP PROOF MEMBRANE AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM	A2	SLAB/FOOTINGS IN ENCLOSED BUILDINGS IN NON-AGGRESSIVE SOILS (NO DAMP PROOF MEMBRANE) AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM	B1	SLABS IN OPEN OR ENCLOSED BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE	32 MPa	40 TOP, 50 SIDES	40 TOP, 60 SIDES, 50 BOTTOM	B2	SLABS IN OPEN BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE	40 MPa	45 TOP, 55 SIDES	45 TOP, 65 SIDES, 50 BOTTOM	<p>CONCRETE NOTES</p> <ol style="list-style-type: none"> ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH AS2870 & AS3600 AS REQUIRED. MINIMUM CONCRETE QUALITY IS AS FOLLOWS: <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>ELEMENT</th> <th>MAX SLUMP</th> <th>MAX. SIZE AGG</th> <th>CEMENT TYPE</th> <th>CONCRETE GRADE</th> </tr> </thead> <tbody> <tr> <td>SLAB ON GROUND</td> <td>80mm</td> <td>20mm</td> <td>A</td> <td>25 MPa *</td> </tr> <tr> <td>FOOTINGS/PIERS</td> <td>80mm</td> <td>20mm</td> <td>A</td> <td>25 MPa</td> </tr> </tbody> </table> <p>* NOTE: THIS VALUE VARIES WITH RESPECT TO EXPOSURE CLASSIFICATION. (REFER TABLE A)</p> <ol style="list-style-type: none"> CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS LISTED IN TABLE A. WHERE REQUIRED, FOOTINGS SHALL BE CENTRALLY PLACED UNDER COLUMNS. CONCRETE SHALL BE MECHANICALLY VIBRATED TO ENSURE REMOVAL OF VOIDS. WHERE REQUIRED, EDGE BEAMS SHALL BE FOUNDED ON NATURAL GROUND OR CONTROLLED COMPACTED FILL. ON LOOSE SAND SITES OR SITES SUBJECT TO WIND OR WATER EROSION, THE DEPTH BELOW FINISHED GROUND LEVEL FOR FOOTINGS & EDGE BEAMS MUST NOT BE LESS THAN 300MM. SLAB REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS SET OUT IN TABLE B OF SLAB DETAILS PAGE. PROVIDE 0.2MM POLYTHENE WATERPROOF MEMBRANE UNDER ALL SLAB AREAS. SIZE OF CONCRETE ELEMENTS DOES NOT TAKE INTO ACCOUNT THICKNESS OF APPLIED FINISH. NO PENETRATIONS, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND DOES NOT REFLECT ACTUAL PROJECTION. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE LOCATIONS SHOWN. WHERE LAP LENGTH IS NOT SHOWN, IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT. SUPPLY AND LAY FABRIC IN FLAT SHEETS. AT SPLICES, FABRIC IS TO BE LAPPED AS FOR ONE FULL PANEL OF MESH SO THAT THE TWO OUTMOST TRANSVERSE BARS OF THE SHEET OVERLAP THE TWO OUTERMOST TRANSVERSE BARS OF THE SHEET BEING LAPPED. THE LAP LENGTH OF BAR SPLICES SHALL NOT BE LESS THAN 500MM. AT T & L-INTERSECTIONS, THE BARS SHALL BE CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, A BENT LAP BAR HAVING 500MM LONG LEGS IS TO BE PROVIDED. WELDING OF REINFORCEMENT WILL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER. 	ELEMENT	MAX SLUMP	MAX. SIZE AGG	CEMENT TYPE	CONCRETE GRADE	SLAB ON GROUND	80mm	20mm	A	25 MPa *	FOOTINGS/PIERS	80mm	20mm	A	25 MPa	<p>REINFORCEMENT MUST NOT BE CONTINUOUS THROUGH CONTRACTION JOINTS.</p> <p>REINFORCEMENT SYMBOLS: N = GRADE 500N DEFORMED BAR R = GRADE 250N ROUND BAR SL = GRADE 500L DEFORMED MESH</p> <ol style="list-style-type: none"> PLACE SUFFICIENT BAR CHAIRS UNDER BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETE POURING. (MAX 800MM SPACING) SLABS TO BE CURED USING APPROVED METHODS AND KEPT MOIST FOR 3 DAYS MINIMUM UNDER AMBIENT TEMPERATURES FOR EXPOSURE CLASSIFICATION A1 & A2 AND 7 DAYS FOR EXPOSURE CLASSIFICATION B1 & B2. SAWCUTTING OF CRACK CONTROL JOINTS SHALL BE CARRIED OUT WITHIN 24 HOURS OF THE POURING OPERATION. SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL. LONGITUDINAL CONSTRUCTION JOINTS ARE TO BE USED TO FORM THE EDGES OF EACH POUR AND TO SEPARATE AREAS OF CONCRETE PLACED AT DIFFERENT TIMES. TRANSVERSE CONSTRUCTION JOINTS ARE REQUIRED AT PLANNED LOCATIONS, SUCH AS AT THE END OF A DAYS PLACING OR UNPLANNED INTERRUPTIONS CAUSED BY ADVERSE WEATHER OR EQUIPMENT BREAKDOWNS. NO CONCRETE IS TO BE POURED WHEN SITE TEMPERATURE EXCEEDS 35° C OR FALLS BELOW 5° C. <p>SLAB LOADING</p> <ol style="list-style-type: none"> LOADING IS TO BE IN ACCORDANCE WITH AS/NZS1170.1 FOR PERMANENT, IMPOSED AND OTHER ACTIONS. MAXIMUM LIVE LOAD = 2.5KPa IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS1170.1, TABLE 3.1 LIGHT VEHICLE TRAFFIC AREAS. <p>FABRIC DESIGN</p> <ol style="list-style-type: none"> FOR CONTROLLED FILL SITES, REFER TABLE B OF SLAB & FOOTING DETAILS PAGE FOR FABRIC AND GROUND BEAM SIZES. FOR UNCONTROLLED FILL SITES, REFER TO ENGINEER FOR FABRIC AND SLAB THICKNESS DETAILS. WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED OVER AN AREA >16M2 WITHIN 3 MONTHS OF THE SLAB BEING POURED, THE SLAB FABRIC SHALL BE INCREASED TO SL92 THROUGHOUT THE AFFECTED SLAB AREA OR ALTERNATIVELY AN ADDITIONAL SHEET OF SLAB FABRIC SHALL BE PLACED OVER THE AFFECTED SLAB AREA. <p>SPECIAL NOTES</p> <ol style="list-style-type: none"> REFER TO SLAB PLAN, SLAB DETAILS AND COMPLIANCE STATEMENT FOR SLAB, FOOTING & BEAM SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO CONFIRM THE EXTERNAL DIMENSIONS PRIOR TO ANY EARTHWORKS BEING COMMENCED. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO ATTAIN A COPY OF THE SITE SPECIFIC SOILS REPORT AND LOADING SPECIFICATIONS FROM THE CLIENT PRIOR TO COMMENCEMENT OF EARTHWORKS. THE SLAB DETAILS CONTAINED IN THE DOCUMENT ARE FOR NON-HABITABLE STRUCTURES. IF SITE CONDITIONS AND SLAB LOADING REQUIREMENTS FALL OUTSIDE THE REQUIREMENTS LISTED IN THIS DOCUMENT, REFER TO ENGINEER FOR AN ALTERNATE SLAB DESIGN.
EXPOSURE CLASSIFICATION	DEFINITION	MIN CONCRETE STRENGTH (f'c)	SLAB COVER (mm)	FOOTING COVER (mm)																																						
A1	SLAB/FOOTINGS IN ENCLOSED BUILDINGS PROTECTED BY A DAMP PROOF MEMBRANE AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM																																						
A2	SLAB/FOOTINGS IN ENCLOSED BUILDINGS IN NON-AGGRESSIVE SOILS (NO DAMP PROOF MEMBRANE) AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM																																						
B1	SLABS IN OPEN OR ENCLOSED BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE	32 MPa	40 TOP, 50 SIDES	40 TOP, 60 SIDES, 50 BOTTOM																																						
B2	SLABS IN OPEN BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE	40 MPa	45 TOP, 55 SIDES	45 TOP, 65 SIDES, 50 BOTTOM																																						
ELEMENT	MAX SLUMP	MAX. SIZE AGG	CEMENT TYPE	CONCRETE GRADE																																						
SLAB ON GROUND	80mm	20mm	A	25 MPa *																																						
FOOTINGS/PIERS	80mm	20mm	A	25 MPa																																						

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ShedBoss
BUILT STRONG. BUILT RIGHT.
SUITE 101, VUE, 1 CENTENNIAL DR. PH (02) 4632 2900
CAMPELLTOWN NSW 2560 FAX (02) 4632 2999

Len Webster
119 Sydney Street
Muswellbrook
NSW 2333

SHED SAFE
ACCREDITED

ISD engineers
Document Certified By
Name: *J. K...*

Date: Mar 2019	Drawn: TP	Job No: 35309
Job No: 35309	Scale: 1:100	Dwg No: 9 of 10
Date: Mar 2019		
09 SLAB NOTES		

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

Outlet: Postal Address:	Phone: Fax: Email:	Building Extras: Roller Doors 1 x S1R FIRMADOOR 3000H3050W (Front-D1) PA D0003 1 x 2040H x 820W (Front-D1)
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Project Compliance Statement

Project: 35309 Customer: Len Webster Site Address: 119 Sydney Street Muswellbrook NSW 2333	Phone: Fax: Email: lenwebster324@hotmail.com	
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Building Details: Building Type: Gable Shed Building Purpose: Storage Building Span: 5400 Building Height Shoulder: 3100 Other Buildings Attached: NA	Building Class: 10a Building Total Length: 16176 Bay Length/Quantity: 3 Bays @ 5300 Roof Pitch: 15 deg Height Apex: 3796	
---	--	--

Site Terrain & Wind Details: Wind Region: A BCA Building Importance: 2 Terrain Category: TC 3 Topographic Category: Flat Shielding Factor: No Shielding Avg Recurrence: 500 Wind Region Vr: 45 Ultimate Site Wind Vzr: 37 m/s	Terrain Cal Multiplier Mzcal: 0.83 Shielding Multiplier Ms: 1.00 Topographic Multiplier Mt: 1.00 Wind Directional Multiplier Md: 1 Cyclonic Factor Fc: 1.00 Soil Type: Type M Internal Pressure Co-efficiency: 0 Or -0.30	
--	---	--




End Portal 1: (FRONT) Columns: STRAMIT C15015 Rafter: STRAMIT C15012 End Mullions Max Spacing: STRAMIT C10015 End Wall Girts Max Spacing: STRAMIT Z10015 @ 1453 c/s max Girt Overlaps: 100mm Girt Bridging Req. per Bay: NA Girt Fixing: PB100, Fascia Bolt M12x30 6 x 12/20 l/sks (Bare Frame)	End Portal 2: (REAR) Columns: STRAMIT C15019 (Unbraced) Rafter: STRAMIT C15012 End Wall Girts Max Spacing: STRAMIT Z10015 @ 1453 c/s max Girt Overlaps: 100mm Girt Bridging Req. per Bay: NA Girt Fixing: PB100, Fascia Bolt M12x30 6 x 12/20 l/sks (Bare Frame)	
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Mid Portal: Columns: STRAMIT C15019 Rafter: STRAMIT C15015 Apex Brace: C10012 (2180mm apart) Fly Brace: Yes	Columns (Unbraced): STRAMIT C15019 Knee Brace: C10012 L:1215mm (X 447mm/Y: 1023mm)	
--	---	--

Roof Purlins and Wall Girts: Roof Purlins Max Spacing: STRAMIT Z10015 @ 1000 c/s max Roof Purlin Overlaps: 100mm Purlin Bridging Req. per Bay: 1 row PB100, Fascia Bolt M12x30 6 x 12/20 l/sks (Bare Frame) Fascia Purlin: STRAMIT C15015 Eave Overhang: NA Cladding: STRAMIT Corrugated 0.42 CB Roof Cladding: STRAMIT Monoclad 0.42 Cladding CB Wall Cladding:	Side Wall Girts Max Spacing: NA Wall Girt Overlaps: NA Girt Bridging Req. per Bay: NA Girt Fixing: PB100, Fascia Bolt M12x30	
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Bracing: Gable Shed: Side Walls: 1 Panel M12 Rod	Gable Overhang: NA Roof Screens Per Batten: 5 Tek Screw 12x35 HG Neo CL4 CB Wall Screens Per Batten: 4 Tek Screw 10x16 Neo CL4 CB Roof: 4 Panels 32x1.2 Strip End Wall 1 End Wall 2	
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Footings and Slab: Footing: NA	Slab: Existing 100mm Slab designed and Certified By Others	
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	 ISP ENGINEERS Document Certified By: <i>[Signature]</i>	Date: Mar 2019 Job No: 35309	Drawn: TP Scale: 1:100 Date: Mar 2019 10 COMPLIANCE
		Job No: 35309 Dwg No: 10 of 10	

6.3 DA 34/2019 - ANCILLARY DEVELOPMENT (GARAGE)

Responsible Officer:	Sharon Pope - Assistant Director - Environment & Community Services
Author:	Taraqual Bhuiya - Graduate Building Surveyor
Community Plan Issue:	<i>A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders</i>
Community Plan Goal:	<i>Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.</i>
Community Plan Strategy:	<i>Provide efficient and effective Development Application, Complying Development Certificate, Construction Certificate and Occupational Certificate assessment services.</i>
Attachments:	A. DA 34/2019 Section 4.15 Assessment B. DA 34/2019 Recommended Conditions of Consent C. DA 34/2019 Proposed Plans

PURPOSE

This report has been prepared to inform the Development Assessment Committee in determining Development Application (DA) 34/2019. This Development Application has been assessed by Council Officers and a copy of the Section 4.15 Assessment Report and recommended conditions of Consent are attached for the Committee's information.

Delegations issued to the General Manager limit the General Manager determining matters under the Environmental Planning and Assessment Act 1979 as follows:

- (iii) [determine matters] which are for, or in any way related to;
- (f) works alongside or adjoining any waterway

The site subject to this development application adjoins Sandy Creek. The existing dwelling is located between the proposed garage and Sandy Creek, and there is also a Levee along Sandy Creek, so it is not expected that the proposed garage will have an impact on the banks or bed of the Creek.

The determination of this development is within the function delegated to the Development Assessment Committee. Therefore, this report has been prepared to inform the Committee its assessment and determination of the development application.

RECOMMENDATION

The Development Assessment Committee approve Development Application No. 34/2019, involving the erection of an ancillary development (Garage) at Lot 102 DP 1189782, known as 53 Palace Street, Denman, subject the conditions in Attachment B

Moved: _____ **Seconded:** _____

DESCRIPTION OF THE PROPOSED DEVELOPMENT

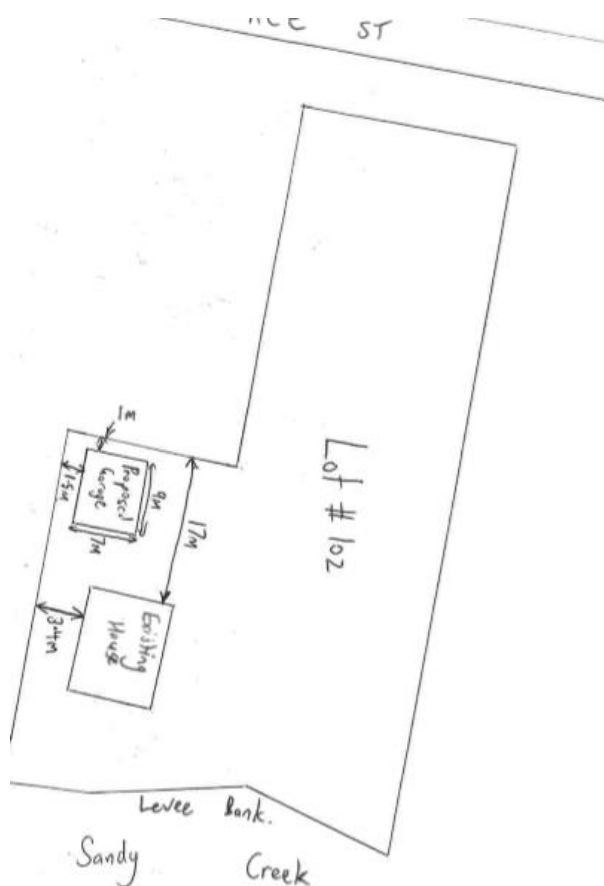
The proposed development is relates to 53 Palace Street Denman (Lot 102 DP 1189782). An existing dwelling is located on the site. The proposed development involves the construction of a detached garage at the site.

The proposed garage would 9m wide, 7m deep and 3.28m high. The land subject to this development application is an "L" shaped lot and the garage would be located to the rear of the adjoining property east of the site.

Access to the site is via an existing gravel driveway.

The site is identified as being flood liable and the Muswellbrook Flood Risk Management Study and Plan, 2018 identifies the land as being affected by the 1 in 100 year flood event.

The images below show the subject site in context with its surrounding environment and the location of the proposed garage.



ASSESSMENT SUMMARY

Council Officers have assessed the development application against the relevant heads of consideration prescribed by Section 4.15 of the Environmental Planning and Assessment Act 1979.

A copy of the Section 4.15 Assessment is provided in Attachment A. As an outcome of this assessment Council Officers recommend that development consent is granted to the proposed development subject to recommended conditions of consent. The recommended conditions of consent are provided in Attachment B.

Key considerations and findings of the section 4.15 assessment include:

- The proposed development is in accordance with relevant provisions of the Muswellbrook Local Environmental Plan (LEP) 2009.
- The proposed development was considered against the provisions of relevant State Environmental Planning Policies (SEPP's) and there are no inconsistencies which would prevent Council from granting development consent to the proposed development.
- The proposed development is in accordance with the requirements of the Muswellbrook Development Control Plan (DCP) 2009.
- The land subject to this development application is flood liable land. The proposed development is considered to be compatible with this constraint provided the garage is built out in accordance with the Muswellbrook DCP requirements in relation to development involving flood affected land.
- The development is unlikely to have any adverse environmental impacts that would prevent Council from granting development consent to this development application.

COMMUNITY CONSULTATION

Surrounding properties were notified of the development proposal between 18 April 2019 and 8 May 2019. No submissions were received from the public in relation to the proposed development during the notification period.

OPTIONS

The Development Assessment Committee may:

- 1) Grant development consent to the proposed development subject to the recommended conditions of consent,
- 2) Grant development consent to the proposed development unconditionally or subject to amended conditions of consent,
- 3) Refuse development consent to the proposed development and nominate reasons for refusal, or
- 4) Resolve not to determine the development application and defer its determination to the elected Council.

LEGAL IMPLICATIONS

Where the applicant is dissatisfied with the determination of the development application they have an opportunity under the provisions of the Environmental Planning and Assessment Act 1979 to appeal that determination at the Land and Environment Court.

CONCLUSION

DA 34/2019 has been reported to the Development Assessment Committee for determination as it is outside the delegations to the General Manager for the determination of matters under the *Environmental Planning and Assessment Act 1979*.

Council Officers have completed a Section 4.15 Assessment in relation to the proposed development, and based on that assessment, recommend that development consent be granted subject to the conditions of consent contained in Attachment B.

DEVELOPMENT ASSESSMENT REPORT

Attached: Site Plan

REPORT TO THE GENERAL MANAGER

ADDRESS:	LOT: 102 DP: 1189782 53 Palace Street DENMAN			
APPLICATION No:	34/2019			
PROPOSAL:	Ancillary Development - Garage			
PLANS REF:	Drawings no.	Drawn by	Date	Received
	Site Plan	Unknown	Unknown	16 April 2019
	Shed Details (Jon No: 1002391) Pages 1 to 9	Best Sheds	1 march 2019	16 April 2019
OWNER:	Mr S P Andrews			
APPLICANT:	Mr S P Andrews 53 Palace Street DENMAN NSW 2328			
AUTHOR:	Mr T Bhuiya			
REVIEWED BY:	Mr H McTaggart			
DATE LODGED:	15/04/2019			
DATE OF REPORT:	15 May 2019			

SUMMARY

ISSUES: Flood Prone Land; Land adjacent to a watercourse

SUBMISSIONS: Nil

RECOMMENDATION: Approval subject to conditions

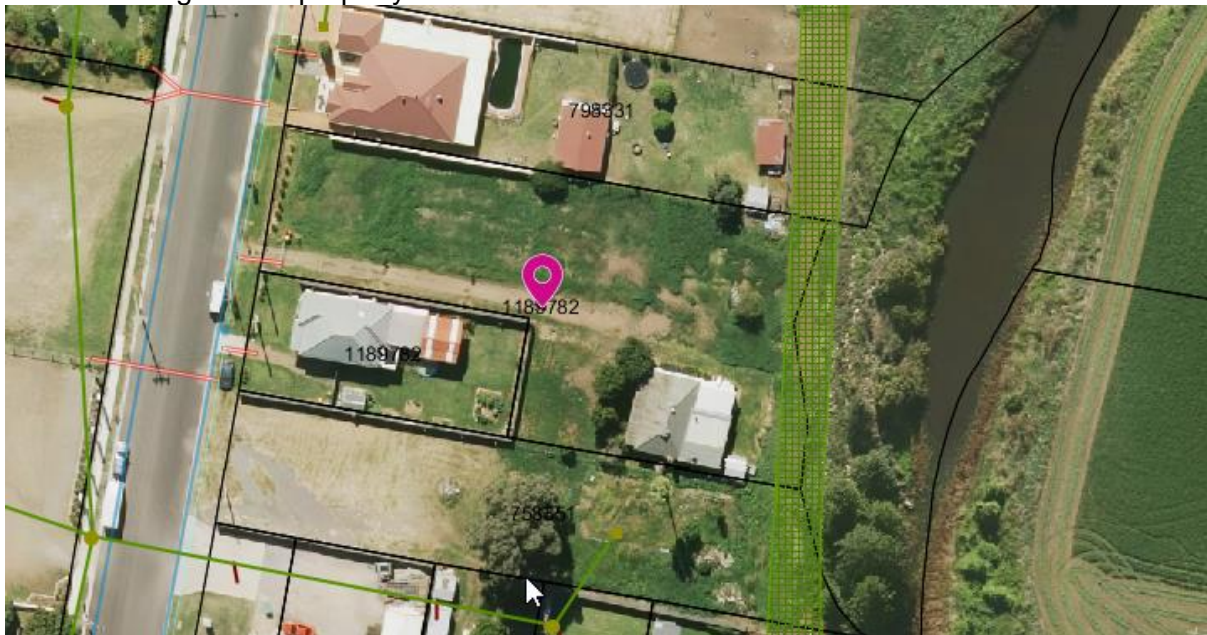
1.0 SITE AND LOCALITY DESCRIPTION

The proposed development is relates to 53 Palace Street Denman (Lot 102 DP 1189782). The formal identification for the site is

An existing dwelling is located at the property. A search of Council's records did not identify any recent development applications in relation to the dwelling or property.

The subject site is flood liable and the Muswellbrook Flood Risk Management Study and Plan, 2018 identifies the land as being affected by the 1 in 100 year flood event.

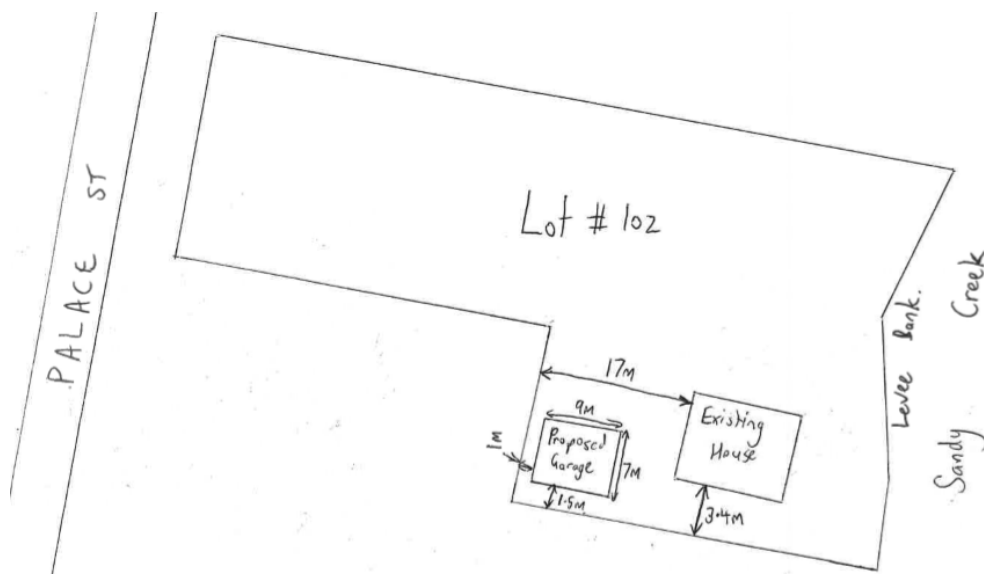
An aerial image of the property has been included below



2.0 DESCRIPTION OF PROPOSAL

The proposed development involves the construction of a detached garage at the site.

The proposed garage will be 9m wide, 7m deep and 3.28m high. The land is a "L" shaped lot and the garage would be located to the rear of the property east of the site that separates it from Palace Street.



3.0 Referrals

The proposed development did not require referral to any external Government Agencies or internally to any Council Officers or Departments.

4.0 ASSESSMENT

This report provides an assessment of the material presented in the Application against the relevant State and local planning legislation and policy.

Section 4.15 Matters for Consideration

Section 4.15(1)(a)(i) The provisions of any Environmental Planning Instrument (EPI)

The following EPIs, DCPs, Codes and Policies are relevant to this Application:

1. Muswellbrook Local Environmental Plan 2009 (MLEP 2009)

Land Use Zone and Permitted Land Use

The development site is zoned RU5 Village pursuant to MLEP 2009. The proposed development would be ancillary to the existing dwelling. Dwelling houses are development permissible with consent in the RU5 Village land use zone. The proposed development is considered to be permissible with consent as development ancillary to the dwelling house.

Clause 2.3(2) of the Muswellbrook LEP 2009 requires the consent authority to consider the relevant land use zone objectives when determining a development application. The land use zone objectives for the RU5 Village Zone are as follows:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To allow more flexibility in the development of the town of Denman and village of Sandy Hollow.
- To allow for future development of residential, commercial or low-impact land use within the town of Denman and village of Sandy Hollow.
- To ensure that non-residential uses do not result in adverse amenity impacts on residential premises.
- To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.

It is considered that the development proposal is in accordance with the objectives of the Zone.

Relevant Clauses applicable under the Muswellbrook Local Environmental Plan 2009

<i>Part 1 Preliminary</i>	
<i>Part 2 Permitted or prohibited development</i>	
<i>2.3 Zone objectives and Land Use Table</i>	The proposed development is a permissible development in the RU5 zone.
<i>Part 3 Exempt and complying development</i>	
<i>Part 4 Principal development standards</i>	
<i>4.1 Minimum subdivision lot size</i>	Not Relevant.
<i>4.3 Height of buildings</i>	MLEP 2009 specifies a maximum building height of 8.5 m in relation to the land. The maximum height of the proposed development is 3.28m. Complies.

4.4 Floor space ratio	<p>MLEP 2009 specifies a floor space ratio of 0.5:1 in relation to the land.</p> <p>The existing dwelling on the site has an area of approximately 170m² (this measurement has been taken from SIX Maps online as Council does not have readily available information of the floor area of the existing dwellings at the site). The proposed development would have an area of 63m². The Lot has an area of 3200m².</p> <p>Using these calculations the FSR of the proposed development would 0.07:1. Complies.</p>
Part 5 Miscellaneous provisions	
Part 6 Urban release areas	
Part 7 Additional local provisions	
7.1 Terrestrial biodiversity	The subjected site is not identified on Council's biodiversity Mapping and therefore the provision of this clause do not require further consideration in relation to the proposed development
7.6 Earthworks	Earthworks involved with the proposed development would be minimal and associated with establishment of the foundation. The proposed earthwork is not anticipated to have a detrimental impact on existing drainage patterns, soil stability and amenity of the adjoining properties.

2. State Environmental Planning Policy No. 55 – Remediation of Land

Council officers are unaware of any activities occurring on the site likely to have caused the contamination of the land. No visual evidence of any contamination was observed by council officers during an inspection of the site. It is therefore considered that the subject site is unlikely to be affected by contamination requiring remediation in accordance with the SEPP. The proposed development may therefore proceed without the need of further consideration of the provisions of this SEPP

Section 4.15(1)(a)(ii) the provisions of any draft EPI.

There are no draft EPIs relevant to the subject Application.

Section 4.15(1)(a)(iii) the provisions of any development control plan

Section 3 – Site Analysis

It is considered that the documentation provided with the Development Application satisfies the provisions of Section 3 of the Muswellbrook DCP.

Section 4 – Notification

In accordance with the provisions of Section 4 of the Muswellbrook DCP 2009, the Application was notified from 18 April 2019 to 8 May 2019. No submissions were received during the notification period.

Section 6 – Residential Development

This section is applicable to residential development in the RU5 Village land use zone. The requirements relating to the proposed development have been considered in the table below.

	Comments
6.1 Built Form	
6.1.1 Context	Council Officers are satisfied that the applicant has had due regard for the site analysis requirements of

	Comments
	<p>Section 3 of the DCP through the design of the proposed development.</p> <p>The design of the proposed development is compatible with the site layout and has had regard to the site conditions and constraints. Complies</p>
6.1.2 Front Setbacks	<p>The proposed development will not change the front setback of the existing dwelling.</p> <p>Complies</p>
6.1.3 Side and Rear Setbacks	<p>The proposed shed would be setback 1m from the western and 1.5m from southern boundary. This complies with the DCP setback requirements.</p> <p>Complies</p>
6.1.4 Building Height and Scale	<p>The proposed dwelling would be consistent in height and bulk to existing neighbouring dwellings nearby the subject site. Proposed building height is 4.02m.</p> <p>Complies</p>
6.1.5 Front Fencing and Retaining Walls	<p>The proposed development will not contribute to the character pattern of fences and also will not dominate the street and garden setting.</p> <p>Not Relevant</p>
<p>6.1.6 Garages, Carports and Sheds</p> <ol style="list-style-type: none"> Garages, carports and sheds visible from the street shall compliment (i.e. not detract from) the colour and roof form (i.e. pitch) of the dwelling on that allotment. Garages and sheds are not located forward of the established building line. Open carports, less than 36m² in roof area and no greater than 6m wide, may be built to the side boundary or no closer than 1m to the street frontage provided they meet the objectives of this clause. 	<p>The proposed garage would be visually separated from the streetscape by neighbouring buildings, while its height, bulk and scale would not be out of character for the locality.</p> <p>Accordingly, Council Officers are satisfied that the proposed development would comply with the setback and design requirements specified by this Section to development specifically for garages and carports.</p> <p>Complies</p>
6.1.7 Dwelling Entry	<p>The proposed development would not alter the existing entry point for the dwelling at the site.</p> <p>Not Relevant</p>
6.1.9 Reflective Materials	<p>The proposed development would be constructed using sheet metal cladding. The colour schemes that the applicant has put forward for the cladding are not considered to be highly reflective. To ensure that highly reflective materials are not used in the construction of the development, a standard condition of consent has been put forward in the recommended conditions of consent.</p> <p>Complies – Compliance to be administered by conditions</p>
6.2 Urban Landscape	
6.3 Environmental	
6.3.1 Topography	<p>The proposal does not alter the existing natural topography and landform and thereby would not contravene any requirements specified by this part.</p> <p>Complies</p>
6.4 Site Operation	
6.4.2 Stormwater Management	<p>Considering the size of the subject site, and the distance of the development from the street, it would be consistent with Council's approach to managing stormwater to allow for the on-site disposal of stormwater into a rubble drain, as connection to the street stormwater drainage system is impractical. A condition of consent has been recommended.</p> <p>To be conditioned to be managed in accordance with standard Council practice.</p>

Section 7 – Village Zones

Council Officers have considered the proposed development against the requirements of this Section. Council Officers are satisfied that the proposed development would be compatible

with the requirements of this section. **Complies.**

Section 13 – Flood Prone Land

This proposed non-residential development is on flood prone land. The proposed will not occupy a large portion of the property, so Council Officers are satisfied that the development is unlikely to increase the flood hazard of the site or the flood affection of adjoining land. A condition of consent has been recommended requiring engineering design details to be prepared for the development to demonstrate that it would be able to withstand floodwater forces at the site.

Complies – Compliance to be administered through conditions

Section 7.11 (Previous Section 94) Contributions Plan 2001

Not Applicable

Section 7.12 (Previous Section 94A) Contributions Plan 2010

Estimated cost of the development is \$21,294. A Section 7.12 contribution is not applicable given the value of the proposed development is less than \$100,000.

Section 4.15(1)(a)(iiia) the provisions of any planning agreement

There are no planning agreements relevant to the subject Application.

Section 4.15(1)(a)(iv) the provisions of the regulations

Division 8A of the Environmental Planning and Assessment Regulation 2000 applies to the development.

Section 4.15(1)(a)(v) the provisions of any coastal zone management plan

This item is not relevant to the subject Application. The Application does not relate to a coastal area.

Section 4.15(1)(b) the likely impacts of that development

Given the limited scope of the proposed development and its compatibility with the relevant provisions of Council's DCP and LEP the proposed development is considered be reasonably in accordance with the type of residential development expected. The proposed development is considered unlikely to have any significant adverse environmental impacts.

Section 4.15(1)(c) the suitability of the site for the development

It is considered that the development is compatible with surrounding land uses and site characteristics, subject to consent conditions.

Section 4.15(1)(d) any submissions made

No submissions were received during the notification period.

Section 4.15(1)(e) the public interest.

The proposed development would be in accordance with the Muswellbrook LEP 2009, Muswellbrook DCP 2009, and is unlikely to have any adverse environmental impacts. Accordingly, the proposed development is considered to be generally in accordance with the public interest.

5 CONCLUSION

The application has been assessed in accordance with the legislation listed at the beginning of the report. The application has also been placed on public exhibition for a minimum of fourteen days with no submissions being received.

It is recommended the application be approved subject to conditions of consent.

Signed by:



Taraqual Bhuiya
Building Surveyor
Date: 15 May 2019

Reviewed by:

Hamish McTaggart
Senior Development Planner

IDENTIFICATION OF APPROVED PLANS

(1) Development in Accordance with Plans

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawing No.	Revision	Drawn by	Drawing Date	Received
Site Plan	-	Unknown	Unknown	16 April 2019
End Elevations (Jon No: 1002391) Pages 1 of 9	-	Best Sheds	1 March 2019	16 April 2019
Side Elevations (Jon No: 1002391) Pages 2 of 9	-	Best Sheds	1 March 2019	16 April 2019
Floor Plan (Jon No: 1002391) Pages 3 of 9	-	Best Sheds	1 March 2019	16 April 2019

OPERATIONAL CONDITIONS IMPOSED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION

(2) Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

(3) Home Building Act

- (1) Building work that means residential building works (under the meaning and exemptions of the *Home Building Act 1989*) must not be carried out unless the Principal Certifying Authority for the development which the work relates:
 - (a) In the case of work being carried out by a licensed builder :
 - (i) Has been informed in writing of the licensee's name and license number, and;
 - (ii) Has received Home Owners Warranty Insurance for works where the contract price of the works exceeds \$20,000.
 - (b) In the case of an Owner Builder:
 - (i) Has been informed in writing of the person's name and Owner Builder permit number where the cost of works is greater than \$10,000, or;
 - (ii) Has been given declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials is less than \$10,000.
- (2) A certificate issued by an approved insurer, under Part 6 of the Home Building Act 1989, that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

- (3) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: (1) The amounts referred to in point 1 may be subject to change as regulations are amended.
(2) An owner that engages multiple licensees/contracts or contracts for part of the work and completes work themselves is considered an Owner Builder under the *Home Building Act 1989*.

ANCILLARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

(4) Construction Certificate Requirement

No works shall commence on-site until such time as a Construction Certificate has been issued for either part or all of the works to be undertaken. If a Construction Certificate is issued for part of the approved works, it must relate to all works being undertaken.

Note: a construction certificate issued by an Accredited Certifying Authority must be deposited with Council at least 48 hours prior to the commencement of any earthworks, engineering or building work at the site.

(5) Certification required

Prior to issue of a Construction Certificate, an assessment, report and certification by a qualified practising Consulting Engineer, stating that the structure has been designed to withstand the flood pressures, including debris and buoyancy forces, imposed in the event of a 1% AEP flood, and that the structure will not sustain unacceptable damage from the impact of floodwater and debris, is to be submitted to the Certifying Authority for approval with the Construction Certificate.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT
--

(6) Sediment and Erosion Control

Where construction or excavation activity requires the disturbance of the soil surface and existing vegetation, adequate measures for erosion and sediment control shall be provided. As a minimum control techniques are to be in accordance with 'The Blue Book' published by Landcom provisions on Erosion and Sediment Control, or a suitable effective alternative method.

All required sedimentation control techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised

(7) Site Sign

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited;
- (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.

Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.

This condition does not apply to building works being carried out inside an existing building.

(8) Damage to Public Infrastructure

The applicant shall bear the cost of all restoration works to Council property damaged during the course of this development. The applicant shall submit in writing and/or photographic record, of any existing damage to Council property before commencement of work.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. If no documentation is received prior to commencement of work it will be assumed that the infrastructure was undamaged and the applicant will be required to restore all damaged infrastructure at their expense.

(9) Materials

In accordance with the provisions of the Muswellbrook Development Control Plan the external cladding of the building shall be constructed from non-reflective metal cladding. Zinalume or reflective white sheet metal cladding is not to be used without the prior written approval from Council.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK
--

(10) Construction Hours

- (a) Subject to this clause, building construction is to be carried out during the following hours:
 - i. between Monday to Friday (inclusive)—7.00am to 6.00pm
 - ii. on a Saturday—8.00am to 1.00pm
- (b) Building construction must not be carried out on a Sunday or a public

- holidays.
- (c) Demolition works and excavation works must only be carried out between Monday to Friday (inclusive) between 8.00am and 5.00pm.
 - (d) The builder and excavator must display, on-site, their 24 hour contact telephone numbers, which are to be clearly visible and legible from any public place adjoining the site.

(11) Prohibition on Use of Pavements

Building materials and equipment must be stored wholly within the work site, unless prior written approval has been obtained from council. Equipment must not be operated on the footpath or roadway, unless prior written approval has been obtained from council.

(12) Mandatory inspections under Section 68 of the Local Government Act 1993

The person acting with this consent shall ensure that all mandatory sewer, water and stormwater inspections are carried out by Council Officers at the relevant stages of construction in accordance with any Section 68 approval issued for the development.

Note: a minimum notice of 48 hours is required when booking an inspection. Inspection fees will be charged in accordance with Council's adopted fees and charges and must be paid prior to the issue of the Construction Certificate.

(13) Site Waste Minimisation

Throughout the carrying out of building works the person acting with this consent shall take reasonable steps to minimise waste from the carrying-out of the development in accordance with the following objectives of Chapter 24 Waste Minimisation and Management of Council's Development Control Plan.

- Optimise adaptive reuse opportunities of existing building/structures.
- Maximise reuse and recycling of materials.
- Minimise waste generation.
- Ensure appropriate storage and collection of waste.
- Minimise environmental impacts associated with waste management.
- Avoid illegal dumping.
- Promote improved project management.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE
--

(14) Occupation

The building is not to be used or occupied until a final inspection has been carried out and an occupation certificate has been obtained from the Principal Certifying Authority.

(15) Driveway Crossover Construction

Prior to the issue of any Occupation Certificate a sealed vehicle crossover is to

be constructed from the existing driveway layback to the property boundary. The vehicle layback will require approval from Council's Community Infrastructure Department pursuant to Section 138 of the Roads Act 1993 prior to its construction; this is to be in accordance with Council's Footpath, Kerb & Guttering Policy (F10/1), or any Policy which supersedes this document.

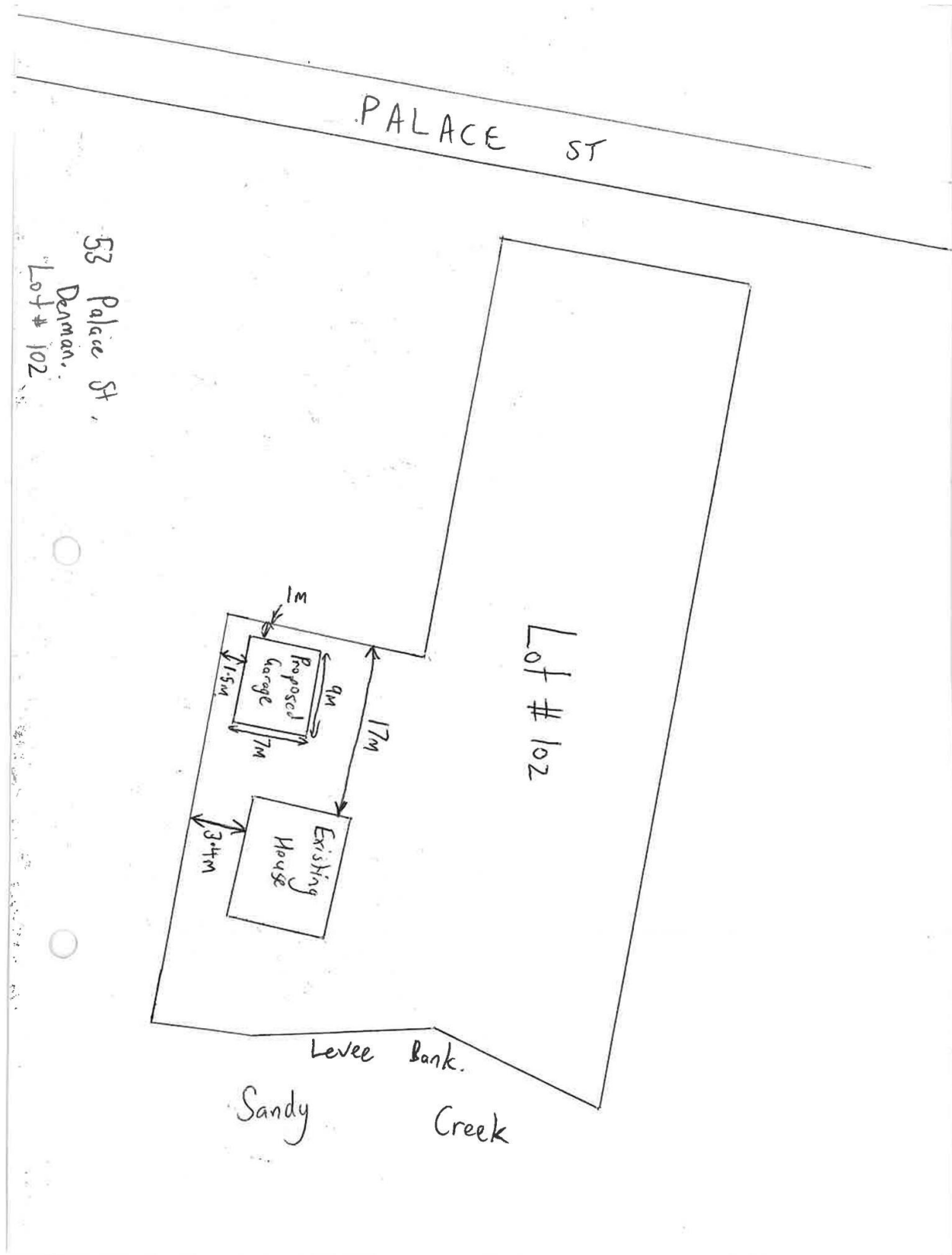
CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

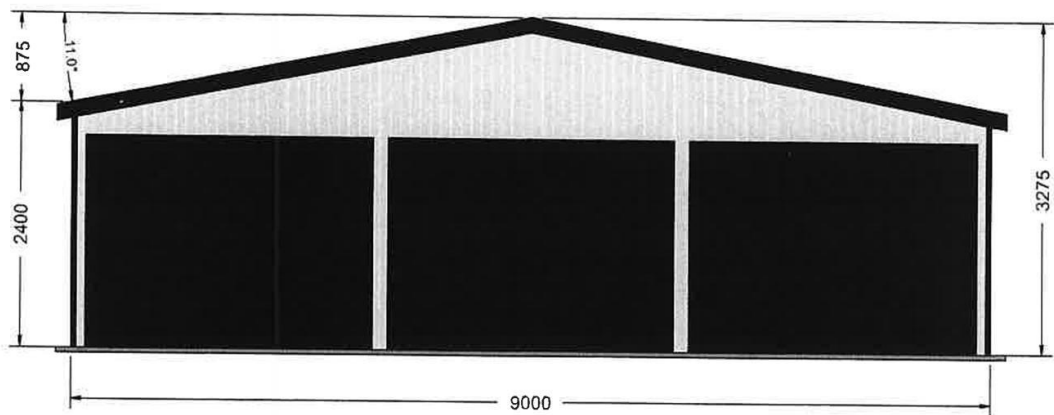
(16) Stormwater Disposal

Stormwater from the development is to be collected and disposal of by way of the kerb and gutter (piped), or where connection to the kerb and gutter is impractical stormwater may be managed via a suitable rubble drain with minimum dimensions of 1m wide by 1m deep the length determined by allowing 1m for every 100m² of stormwater collection area. Any rubble drain must be a minimum of 6m clear of the proposed and adjoining buildings.

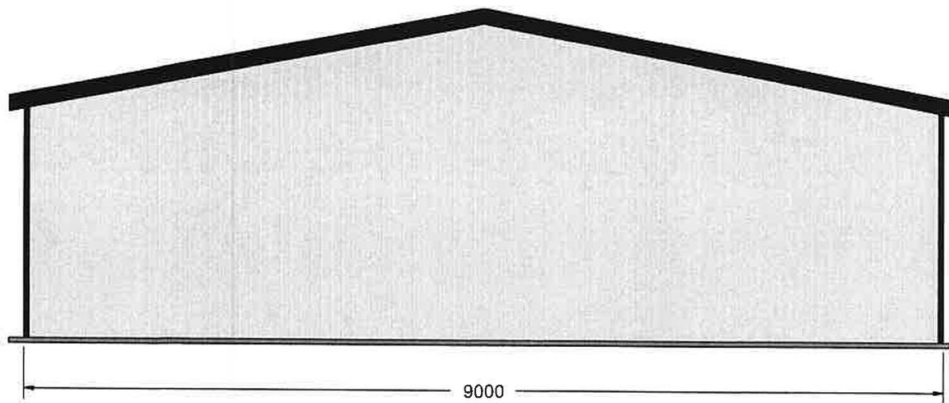
(17) Garage Use

The garage is to be used for domestic purpose only. The garage must not be used for any home based commercial or industrial purpose without prior written consent from council. At no times shall the garage be used for short or long term residential accommodation.





FRONT ELEVATION



REAR ELEVATION



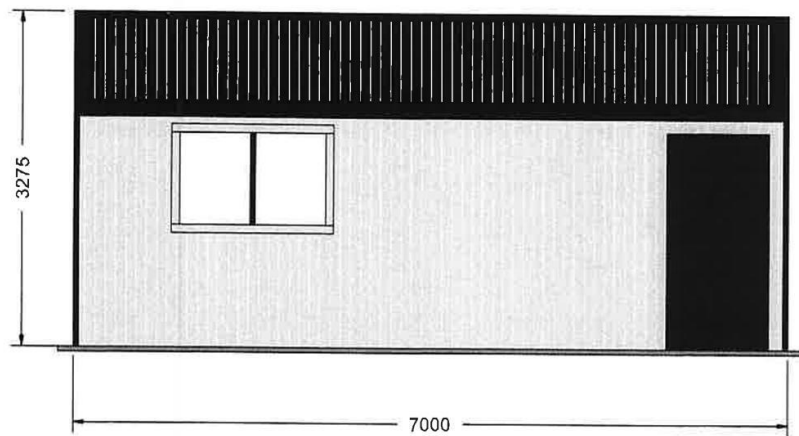
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



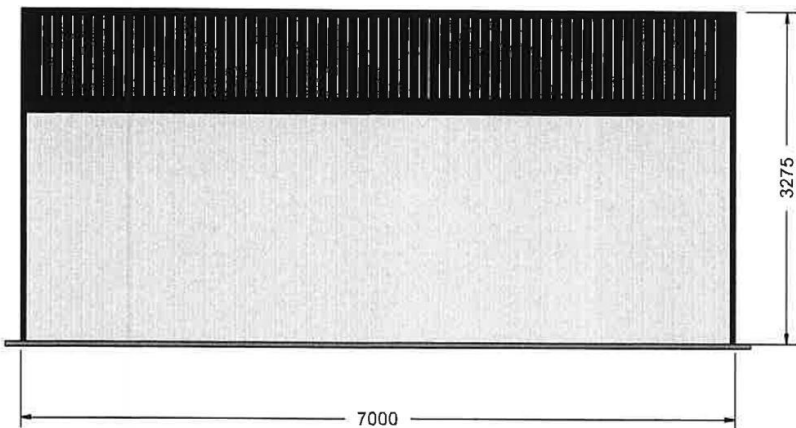
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
RPEQ 13862 TOP SECRET (VIC)
Signature: _____ Date: 06/03/19

Customer Name: Stephen Andrews
Site Address: 53 Palace St
Denman,
NSW, 2328

Drawing Title: End Elevations
Scale: 1:56.823
Date: 01-03-2019
Job Number: 1002391
Page: 1 of 9



LEFT ELEVATION



RIGHT ELEVATION



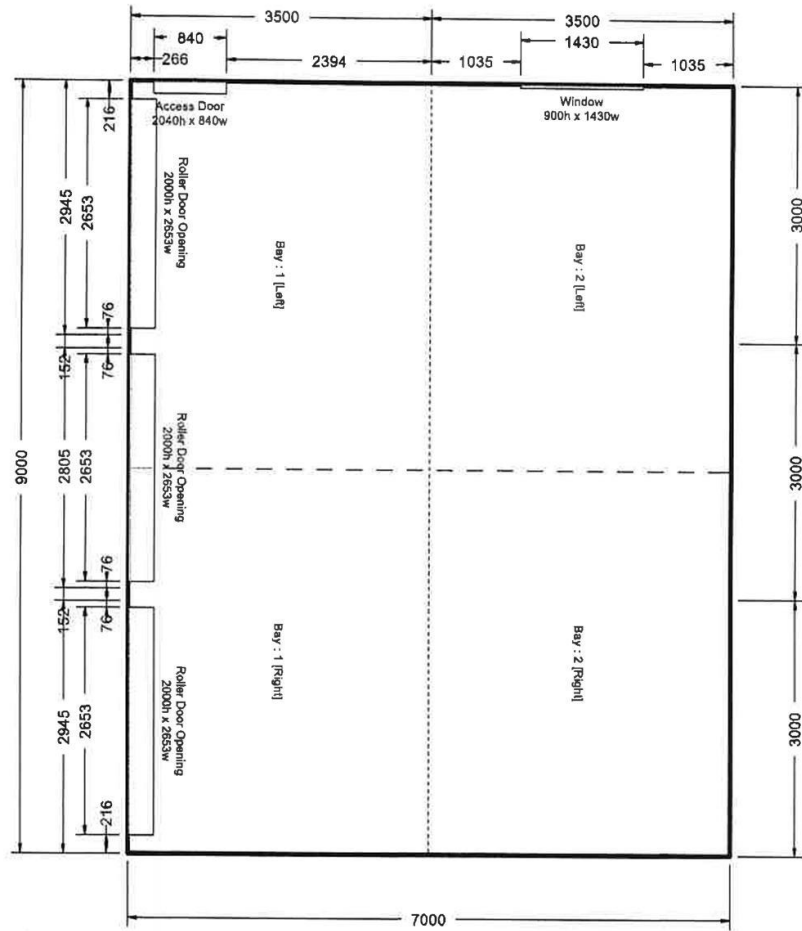
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Being BECAUSE EMPLOYED
RPEQ 12486 TWP DC18117 (VIC)
Signature: _____ Date: 06/03/19

Customer Name: Stephen Andrews
Site Address: 53 Palace St
Denman,
NSW, 2328

Drawing Title: Side Elevations
Scale: 1:56.823
Date: 01-03-2019
Job Number: 1002391
Page: 2 of 9



FLOOR PLAN



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
BEng (Hons) Civil Engineering
MPROF (15462) TWP 2014/17 (NSW)
Signature: _____ Date: 06/03/18

Customer Name: Stephen Andrews
Site Address: 53 Palace St
Denman,
NSW, 2328

Drawing Title: Floor Plan
Scale: 1:67.438
Date :01-03-2019
Job Number: 1002391
Page: 3 of 9

6.4 OUTSTANDING DEVELOPMENT APPLICATIONS - 22 MARCH, 2019

Attachments:	A. Outstanding Development Applications 30 May 2019
Responsible Officer:	Sharon Pope - Assistant Director - Environment & Community Services
Author:	Hamish McTaggart - Co-Ordinator - Development
Community Plan Issue:	<i>A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders</i>
Community Plan Goal:	<i>Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.</i>
Community Plan Strategy:	<i>Facilitate the inspection of all development sites subject to Development Application / Construction Certificate in accordance with statutory requirements.</i>

PURPOSE**OFFICER'S RECOMMENDATION**

The Committee note the undetermined Development Applications listed in Attachment A and the status of their assessment.

Moved: _____ Seconded: _____

STATUTORY IMPLICATIONS

Under the provisions of the Environmental Planning and Assessment Regulation 2000 Council has a statutory obligation to assess:

General development applications within 40 days (excluding stop the clock days) of their receipt; and

The following types of development applications within 60 days (excluding stop the clock days) of their receipt:

- (i) Designated development,
- (ii) Integrated development,
- (iii) Development for which the concurrence of a concurrence authority is required, and
- (iv) A development application accompanied by a biodiversity development assessment.

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2019.00000041.001	Subdivision - Nine (9) Lots into Six (6) Lots	Castlerock RD MUSWELLBROOK LOT: 1 DP: 136249 Castlerock RD MUSWELLBROOK LOT: 2 DP: 136249 Castlerock RD MUSWELLBROOK LOT: 5 DP: 750926 Castlerock RD MUSWELLBROOK LOT: 61 DP: 750926 Castlerock RD MUSWELLBROOK LOT: 62 DP: 750926 Castlerock RD MUSWELLBROOK LOT: 63 DP: 750926 Ellis PH COUNTY BRISBANE LOT: 4 DP: 21335 Castlerock RD MUSWELLBROOK LOT: 2 DP: 1102585 Castlerock RD MUSWELLBROOK LOT: 1 DP: 1102585	Mm Hyndes Bailey & Co	\$10,000	9/05/2019	21	Notify Adjoining Owners
005.2019.00000040.001	Dwelling House	13B Grey Gum RD DENMAN LOT: 2102 DP: 1186437	Ms J Wahl	\$427,405	1/05/2019	29	Notify Adjoining Owners
005.2019.00000039.001	Boundary Adjustment	211 Kayuga RD MUSWELLBROOK LOT: 51 DP: 811580 207 Kayuga RD MUSWELLBROOK LOT: 52 DP: 811580	Perception Planning	\$0	1/05/2019	29	Notify Adjoining Owners
005.2019.00000038.001	Site Preparation Works and Installation (Storage) of Asphalt Plant (no production proposed)	LOT: 14 ALT: DP: 1119843 REF:	Adw Johnson	\$390,500	18/04/2019	42	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2019.00000037.001	Construction of Pipes and Pump Infrastructure to Return Seepage Water from Lake Liddell Dam Wall to Lake Liddell	New England HWY MUSWELLBROOK LOT: 102 DP: 1053098 New England HWY MUSWELLBROOK LOT: 14 DP: 1193430	AGL Macquarie Pty Ltd	\$250,000	16/04/2019	44	Advertisement - Proposal
005.2019.00000036.001	Installation of a 120m Tall Wind Monitoring Mast	Sandy Creek RD MCCULLYS GAP LOT: 197 DP: 752444 Sandy Creek RD MCCULLYS GAP LOT: 199 DP: 752444	Epuron Projects Pty Ltd	\$150,000	16/04/2019	44	Notify Adjoining Owners
005.2019.00000035.001	Ancillary Structure (Installation of a 45 Square Metre Electronic Big Screen)	16 Sheppard AVE MUSWELLBROOK LOT: 150 DP: 708030	Muswellbrook Race Club Limited	\$200,000	15/04/2019	45	DA Acknowledgement
005.2019.00000034.001	Ancillary Development - Garage	53 Palace ST DENMAN LOT: 102 DP: 1189782	Mr S P Andrews	\$21,294	15/04/2019	45	Notify Adjoining Owners
005.1994.00000410.007	S4.55(1A) Modification - Extractive Industry	Dalswinton RD DALSWINTON LOT: 72 DP: 1199484 REF: QUARRY	Rosebrook Sand & Gravel Pty Ltd	\$0	10/04/2019	50	Notify Adjoining Owners
005.2019.00000033.001	Dwelling Alterations and Additions - Outdoor Kitchen and Barbecue Area	28 Turner ST DENMAN LOT: 1 DP: 112315 28 Turner ST DENMAN LOT: 2 DP: 112315	Mr D Moore	\$25,000	8/04/2019	52	Notify Adjoining Owners
005.2019.00000032.001	Vehicle Wash Bay	26 Wallarah RD MUSWELLBROOK Lot: 42 DP: 260504	Cummins South Pacific Pty Ltd	\$45,000	3/04/2019	57	Refer to Water & Waste
005.2019.00000031.001	Ancillary Development - Carport	119 Sydney ST MUSWELLBROOK LOT: 7 DP: 745572	Shedboss	\$19,846	2/04/2019	58	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2019.00000030.001	Demolition of Existing Dwelling and Sheds, Construction of Additional Motel Units, Extension of Restaurant and Consolidation of Titles	26 Maitland ST MUSWELLBROOK LOT: 2 DP: 6758 LOT: 100 DP: 1193814	Repinski Pty Ltd	\$1,700,000	2/04/2019	58	Notify Adjoining Owners
005.2019.00000028.001	Commercial Premises Extension (Elks Enterprises)	6 Thiess CR MUSWELLBROOK LOT: 6 DP: 883694	Mr T C Elks	\$70,000	27/03/2019	64	Additional Info Required
005.2019.00000025.001	Dwelling Alterations and Additions (Living Extension, Verandah, Deck and Shed)	58 Palace ST DENMAN LOT: 1 DP: 782847 58 Palace ST DENMAN LOT: 2 ALT: DP: 782847	Mr J N Buckley	\$146,500	11/03/2019	80	Notify Adjoining Owners
005.2017.00000038.003	S4.55 (2) Modification - Reduce Size of Garage	45 Sowerby ST MUSWELLBROOK LOT: 2 DP: 397640	Mrs L A Clift	\$0	28/02/2019	91	Notify Adjoining Owners
005.2019.00000021.001	Alterations to Existing Retail Premises and Signage (Aldi)	31-35 Rutherford RD MUSWELLBROOK LOT: 1 DP: 1090457	Aldi Foods Pty Limited	\$92,000	20/02/2019	99	Advertisement - Proposal
005.2019.00000016.001	Information and Education Facility (Museum)	Turner ST DENMAN PRT: 231 DP: 729996 REF: FIELD	Denman & District Heritage Village Inc.	\$265,000	15/02/2019	104	Additional Info Required
005.2019.00000015.001	Recreation Facility (Indoor) - Gymnasium	Market LA MUSWELLBROOK LOT: 765 DP: 792621 REF: PCYC	Police & Community Youth Clubs NSW Ltd	\$176,018	14/02/2019	105	Refer to NSW Police
005.2019.00000013.001		8911 New England HWY MUSWELLBROOK LOT: 1300 DP: 1164893	Raj & Jai Construction Pty Ltd	\$5,142,236	14/02/2019	105	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2019.00000011.001	Alterations and Additions to Muswellbrook Aquatic and Leisure Centre	Haydon ST MUSWELLBROOK LOT: 1 DP: 364120 Sydney ST MUSWELLBROOK LOT: 11 DP: 1058170 3 Wilkinson AVE MUSWELLBROOK LOT: 7010 DP: 93327 RES: 570025 1 Wilkinson AVE MUSWELLBROOK LOT: 1 DP: 903839 RES: 570025	Facility Design Group Pty Ltd	\$4,990,670	8/02/2019	111	Advertisement - Proposal
005.2019.00000008.001	Dwelling House	515 Martindale RD DENMAN LOT: 101 DP: 1175783	Hi Tech Homes	\$112,000	24/01/2019	126	Additional Info Required
005.2019.00000005.001	Caravan Park Replacement of Amenities	9080 New England HWY MUSWELLBROOK LOT: 132 DP: 610464 REF: CARAVAN	Broadlands Gardens C/O Ben Tebutt	\$1,500,000	18/01/2019	132	Notify Adjoining Owners
005.2019.00000002.001	The construction of multi dwelling housing comprising of a total of tw	17 Bloodwood RD MUSWELLBROOK LOT: 210 DP: 1078158 15 Bloodwood RD MUSWELLBROOK LOT: 211 DP: 1078158 19 John Howe CCT MUSWELLBROOK LOT: 514 DP: 1089307	Raj & Jai Construction Pty Ltd	\$4,414,300	14/01/2019	136	Additional Info Required
005.2018.00000117.001	Commercial Alterations and Additions (Expansion of Bottle Shop)	36 Sydney ST MUSWELLBROOK LOT: 1 DP: 80963	Mr N Sakno	\$500,000	21/12/2018	160	Additional Info Required
005.2015.00000087.002	S4.55(1A) Modification - Subdivision of One (1) Lot into Nine (9) Lots Modification to carry out the Development in Two (2) Stages	Merriwa RD SANDY HOLLOW LOT: 31 DP: 1156452	Mr A P Thrift	\$0	17/12/2018	164	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2018.00000101.001	Biorefinery - High Technology Industry	24 Carramere RD MUSWELLBROOK LOT: 22 DP: 1131270	Ethanol Technologies	\$28,617,649	13/11/2018	198	Additional Info Required
005.2018.00000078.001	Service Station (Operating Hours - 24 hours, 7 days a week) and Restaurant (Operating Hours - 6:00am to 10:00pm, 7 days a week)	147/151 Bridge ST MUSWELLBROOK LOT: 1 DP: 159620 147 Bridge ST MUSWELLBROOK LOT: 1 DP: 161784 147 Bridge ST MUSWELLBROOK LOT: 1 DP: 784361 153 Bridge ST MUSWELLBROOK LOT: 1 DP: 794803	Inland Building and Construction	\$2,400,000	6/09/2018	266	Additional Info Required
005.2018.00000076.001	Installation of New Telecommunications Facility	Hill ST MUSWELLBROOK LOT: 18 DP: 1075238 REF: PARK	Kordia Solutions Australia	\$200,000	14/08/2018	289	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2018.00000054.001	Demolition of a Commercial Building and the Construction of a Two (2)	142 Bridge ST MUSWELLBROOK LOT: 1 DP: 11221 140 Bridge ST MUSWELLBROOK LOT: 2 DP: 11221 126 Bridge ST MUSWELLBROOK LOT: 7 DP: 71755 REF: LIBRARY 126 Bridge ST MUSWELLBROOK PT: 8 ALT: A SEC: 6 DP: 758740 REF: LIBRARY Bridge ST MUSWELLBROOK Lot: 400 DP:816923 Bridge ST MUSWELLBROOK Lot: 562 DP:747012 30 Brook ST MUSWELLBROOK LOT: 1 DP: 219503 30 Brook ST MUSWELLBROOK LOT: 6 DP: 219503 30 Brook ST MUSWELLBROOK LOT: 1 DP: 76058 83 Hill ST MUSWELLBROOK LOT: 5 DP: 11221 REF: TERTIARY ED* 85 Hill ST MUSWELLBROOK LOT: 4 DP: 11221 87 Hill ST MUSWELLBROOK LOT: 3 DP: 11221 Bridge ST MUSWELLBROOK PT: 8 ALT: B SEC: 6 DP: 758740 REF: WEIDMAN 83 Hill ST MUSWELLBROOK LOT: 5 DP: 11221 REF: CARPARK	Mr S Rose	\$3,556,300	15/06/2018	349	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 30/05/2019

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2002.00000342.005	S96(2) Modification - Consolidate Two Consent Documents into One with Modified Conditions Where Applicable	8440 New England HWY MUSWELLBROOK LOT: 30 ALT: DP: 815308	Casson Planning and Development Services	\$0	28/02/2018	456	Notify Adjoining Owners
005.2017.00000058.002	S96 (1A) Modification - Modify Condition 8	Jerdan ST DENMAN LOT: 1 DP: 151236	Ms M J Melville	\$0	19/02/2018	465	Advertisement - Proposal
005.2017.00000060.001	Change of Use - Building Materials Recycling Depot	7 Glen Munro RD MUSWELLBROOK LOT: 5 DP: 1018378	Mr L McWhirter	\$0	23/06/2017	706	Additional Info Required
005.2000.00000212.006	S96(1a) Modification - Extension of timeframe of Operations & Extraction Area, Site Plan, Removal of Conditions	Denman PH COUNTY BRISBANE LOT: 1 DP: 221400 2449 Denman RD MUSWELLBROOK LOT: 12 DP: 1027580	Cardno (NSW/ACT) Pty Ltd	\$0	29/05/2017	731	Advertisement - Proposal
005.2016.00000032.001	Placement of Fill	110 Merriwa RD DENMAN LOT: 402 DP: 1175263 Merriwa RD DENMAN LOT: 403 DP: 1175263	Casson Planning and Development Services	\$5,000	12/04/2016	1143	Additional Info Required
DAs Outstanding:	35						

7 DATE OF NEXT MEETING

17 June 2019

8 CLOSURE