

AMENDED ITEM



Item No: 3.3
Title: DA 54082/2018 Staged Development - Stage 1: Conversion of Existing Church into a Dwelling and construction of a Garage - Stage 2: Addition to Dwelling at No. 3 Oak Road, Matcham
Department: Environment and Planning

10 December 2018 Ordinary Council Meeting

Trim Reference: F2010/00500 - D13339978

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Executive: Scott Cox, Director, Environment and Planning

Summary

An application has been received for a Staged Development - Stage 1: Conversion of Existing Church into a Dwelling and construction of a Garage - Stage 2: Addition to Dwelling at No. 3 Oak Road, Matcham. The application has been examined having regard to the matters for consideration detailed in section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

The application is required to be reported to Council due to number of submissions received in response to the notification of the development application. Thirty Two public submissions and a petition with 213 signatures were received. In accordance with the Policy for the Determination of Development Applications Subject to Significant Public Objection adopted on 13 August 2018, all Development Applications with 15 or more submissions are reported to a Council Meeting for determination.

Applicant	CEO Architectural
Owner	Mr and Mrs Culshaw
Application No	DA54082/2018
Description of Land	3 Oak Road Matcham
Proposed Development	Staged Development - Stage 1: Conversion of Existing Church into a Dwelling & construction of a Garage - Stage 2: Addition to Dwelling
Site Area	2023m ²
Zoning	7(c2)Scenic Protection Rural IDO122
Existing Use	Church
Employment Generation	N/A
Estimated Value	\$280,000.00

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Recommendation

- 1 That Council grant consent subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues.**
- 2 That Council advise those who made written submissions of its decision.**

Background

Proposed Development	Staged Development - Stage 1: Conversion of Existing Church into a Dwelling and construction of a Garage - Stage 2: Addition to Dwelling
Permissibility and Zoning	The subject site is zoned 7(c2) Scenic Protection under <i>Interim Development Order No. 122</i> . The proposed development is defined as Dwelling House which is permissible in the zone with consent of Council.
Relevant Legislation	<ul style="list-style-type: none">• <i>Environmental Planning & Assessment Act 1979 - Section 4.15</i>• <i>Local Government Act 1993 - Section 89 (LGA)</i>• <i>State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)</i>• <i>State Environmental Planning Policy No. 71 – Coastal Protection (SEPP 71)</i>• <i>State Environmental Planning Policy (Coastal Management) 2018</i>• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>• <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i>• <i>Interim Development Order No. 122 (IDO 122)</i>• <i>Gosford Development Control Plan 2013 (GDCP 2013)</i>
Current Use	Places of Public Worship
Integrated Development	No
Submissions	Thirty Two and a Petition containing 213 signatures

The Site

The subject site has an area of 2023m² with frontage to Oak Road, is located 25m north of its intersection with Coachwood Road and is surrounded by predominately Rural/Residential development.

The existing Church building is located at the front of the site and the site slopes to the rear which is cleared and grassed. One (1) Palm tree is proposed to be removed to permit the erection of the building however, no other significant vegetation requires removal and no underscrubbing is proposed or required to erect the additions or achieve adequate bushfire asset protection zones.

The subject site is identified as a "deferred matter" under *Interim Development Order No. 122* (IDO 122) and as such *Gosford Local Environmental Plan 2014* (GLEP 2014) does not apply to the site in accordance with Clause 1.3(1A). The assessment and determination of this application has been carried out under IDO 122.

The site is identified as bushfire prone land on Council's bushfire maps. A Bushfire Assessment Report prepared by Clarke Dowdle & Associates Ref GO: 21594 dated March 2018 was submitted with the amended plans recommending the proposal comply with BAL-29 for the dwelling and addition and BAL – 12.5 for the garage. A condition requiring compliance with this level of construction is included within the draft conditions of consent (refer to conditions 2.5 within Stage 1 and 2).

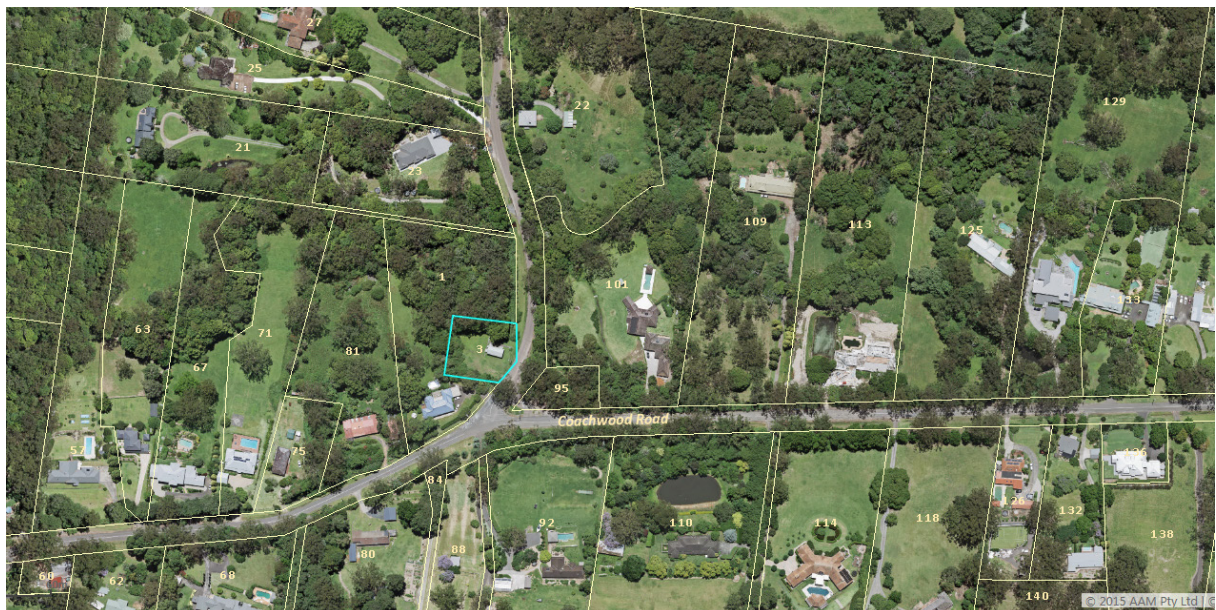


Figure 1 – Aerial view of the site highlighted in blue



Photograph 1: Subject site as viewed from Oak Road



Photograph 2: Subject site as viewed from the rear of the site

Surrounding Development

The adjoining residential sites are zoned 7(c2) Scenic Protection under *Interim Development Order No. 122*. There are various sizes of lots surrounding the subject site ranging from 2,023m² (subject site) to 20,230m² (No. 101 Coachwood Road, Matcham).

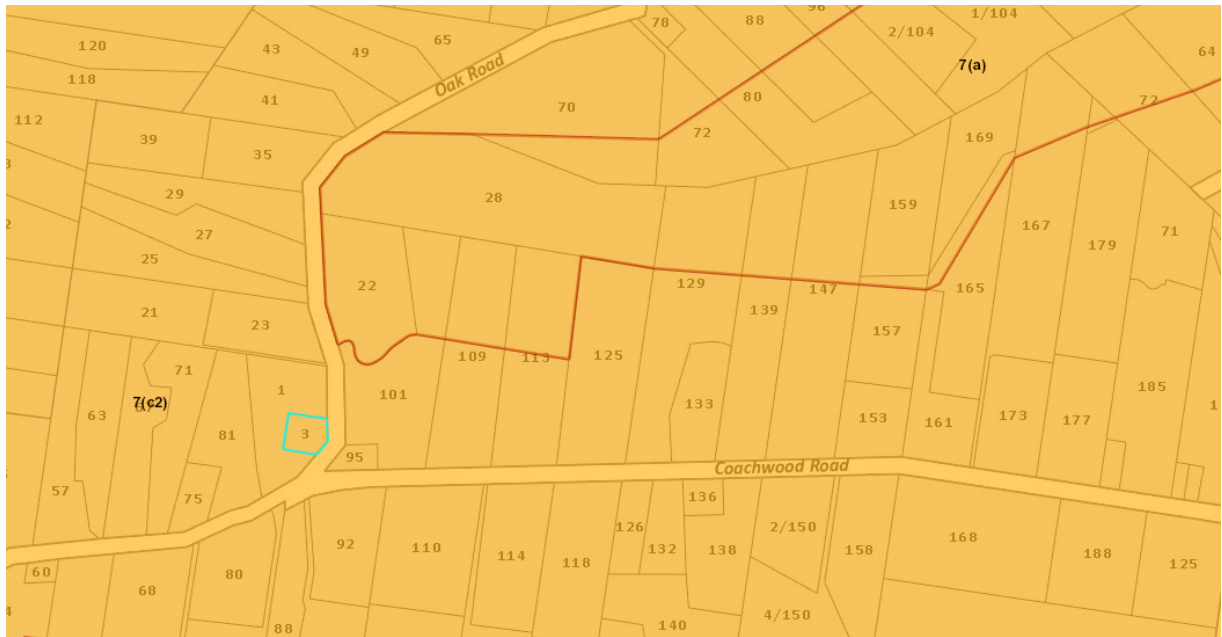


Figure 2 – Zoning Map with the site highlighted in blue

The Proposed Development

The Development Application seeks consent for the following works:

Stage 1

- Conversion of the existing Church building to a one bedroom dwelling, including a study nook, combined living/dining room, bathroom and kitchen
- Construction of a detached garage/storage shed

Stage 2

- Construction of a single storey, linked pavilion at the rear of the existing building
- Converting the previously approved living/ dining room to form a bedroom, and conversion of the kitchen to a mud room within the original building
- Provision of an entry, a living dining/kitchen, laundry, master bedroom with ensuite and a covered deck at the rear in the new pavilion to form a three bedroom dwelling.

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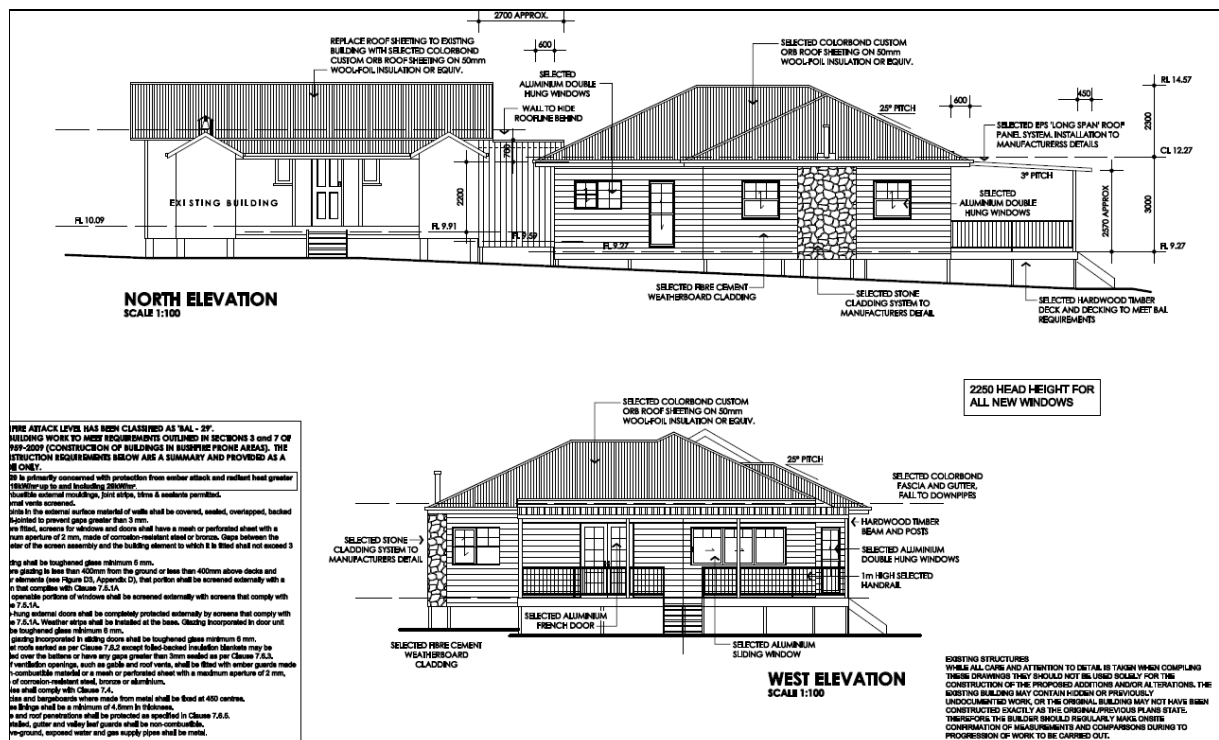


Figure 5 - West elevation of the proposal

History

Council's records show no recent applications that have been lodged on this site.

The existing Church was built in 1925 and pre-dates planning controls.

The existing Church was sold on 2 February 2018 by the Anglican Church due to it being surplus to requirements.

Consultation

Public Consultation

The development application was notified in accordance with *Chapter 7.3 Notification of Development Proposals* of *Gosford Development Control Plan 2013* (GDCP 2013) from 4 April to 19 April 2018

Thirty Two public submissions and a petition with 213 signatures were received in relation to the application.

The issues raised in the submissions are summarised below.

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- 1 *The block does not have a dwelling entitlement and a residential building never existed on the property. I don't support rezoning of this area.*

Comment

The subject lot is zoned 7(c2) Scenic Protection – (Rural Small Holdings) under the IDO 122 and a dwelling is a permissible use on a lawfully created allotment in the zone with development consent. No rezoning is proposed or required to enable the conversion of the former church building into a dwelling.

- 2 *The lot is one tenth of the size of the required for a lot in this area. Any attempt to increase the density in the valley would be contrary to the rural residential character of the Matcham / Holgate area.*

Comment

The application seeks consent to establish a dwelling on a lawfully created allotment. No subdivision is proposed and no increase in potential density is sought. There is no minimum lot size contained in IDO 122 for the erection of a dwelling.

- 3 *The block is zoned as a Place of Worship. The DA is requesting a zoning change and an exemption to the minimum lot size for a new dwelling. This will set an undesirable precedent.*

Comment

The subject lot is zoned 7(c2) Scenic Protection – (Rural Small Holdings) and although it has been utilised in the past as a Church, dwellings are also permissible and there is no minimum lot size stipulated within IDO 122 for the erection of a dwelling. The minimum lot size referred to by the objector relates to the minimum lot size for subdivision. This is a historically created existing allotment and this application seeks to utilise the property for the purposes for which it was zoned. It is not considered to create any precedent for further density or development in the locality as the minimum lot size applies to any future subdivision under the current planning controls.

- 4 *Local developers want to see this development proceed as they want small lot development.*

Comment

Approval of a dwelling on an existing lot does not change minimum lot size development standards for the zone nor does it allow for small lot subdivisions to occur in the locality.

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- 5 *Any residential driveway would magnify the already congested intersection and bus stop across the road that residents use as a pick up point on school days.*

Comment

Council's Development Engineer supports the proposed development and the site is considered to maintain adequate sight distances for the use of the driveway for future residents. If the building was still in use as a Church, the potential traffic generation by the landuse would be significantly more than that expected of a three bedroom residential dwelling.

- 6 *Any development of the block would dramatically impact neighbouring privacy and adversely affect the aesthetic and scenic value of the surrounding area.*

Comment

The proposed single storey dwelling has a 12.2m side boundary setback to the adjoining residential property at No. 1 Coachwood Road. The proposed garage is also setback 5m from the side boundary. The proposed addition is single storey with simple articulation. It is considered to be consistent with the existing built environment and the desired future character of the area. Further the garage is located in a position to prevent any direct overlooking of the neighbour's dwelling, which is at a higher level.

- 7 *The building is a Church which is a community building which was gifted for the community benefit and dedicated as a church in 1925 and should be maintained for Public benefit. The church is a heritage building.*

Comment

Noted, however, the church became surplus to requirements for the Anglican Church and was vacant and unused for a number of years. The subject lot was then sold to private owners. The building is not currently identified as a Heritage item; however the application was referred to Council's Heritage Officer who supports the proposal.

- 8 *The subject site is affected by flooding by a tributary of Erina Creek which floods annually.*

Comment

The rear of the lot is identified as being flood affected in Council's flood mapping. Although the dwelling is not located in this area, a minimum floor level has been imposed on the development as recommended by Council's Development Engineer.

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9 *The dwelling is not consistent with typical distances between dwellings in the area.*

Comment

The proposed dwelling complies with the side and rear setback requirements as contained in *Gosford Development Control Plan 2013*.

Internal Consultation

Tree Assessment

Council's Tree Assessment Officer has reviewed the application and provides the following comments:

The subject application has been considered noting that one tree is shown on Plan to be removed.

The tree is a mature native Palm up to 14m high.

Although development works do not require removal of the tree, it will be within 10m of the new dwelling and is able to be removed under the Rural Fire Service 10/50 Rule.

The proposal is supported without conditions.

Planning Comment

Council's Tree Assessment Officer's comments are noted.

Heritage

Council's Heritage Officer has reviewed the application and provides the following comments:

Heritage Status

The property is not listed on Schedule 5 of the GLEP 2014. A heritage nomination has been received however for its local heritage listing. Initial assessment by the Council's Heritage Officer and Heritage Advisor indicates that the property is of local heritage significance and should be protected by inclusion on the heritage schedule. A heritage inventory record of the property has been undertaken and it will be included in the next heritage review which will commence once the Community Based Heritage Study has been finalised in May 2019. The review will take 12 months and the final decision on whether the property is heritage listed will be determined during the review.

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A Statement of Heritage Impact (SOHI) has not been prepared for this application as the property is not currently heritage listed. The general principle of a pavilion style extension to the rear of the existing building is supported as appropriate.

Heritage Recommendations

- 1 The pavilion style addition is an approach to making alterations to the Church which is generally supported.*
- 2 The roof form of the addition is not in keeping with the original Church building. However, if the roof form was designed with the same orientation as the church, the roof would be excessively high and would dominate the Church. The roof form as proposed is sympathetic to the overall height of the Church and ensures that there is a clear demarcation between the existing and the proposed.*
- 3 The original church building should be painted in lighter colours. In contrast the new building elements should be painted darker in colour to ensure that the church building remains the dominant building when viewed from the streetscape.*
- 4 The proposed additions to the rear of the property are modest in scale. Whilst they are of slightly bigger footprint than the existing church they are not of a scale that would dominate the Church building.*
- 5 The new building component is set well back from the street frontage and will be painted a darker colour than the Church building. As a result the proposed new addition will be sympathetic to the existing and will not result in unacceptable heritage impacts.*

Planning Comment

Council's Heritage Officer comments are noted and the proposed development complies with the recommendations.

Environmental Health

Council's Environmental Health Officer has reviewed the application and provides the following comments:

The proposed three bedroom dwelling has been assessed in relation to onsite effluent disposal. The proposed system is an Aerated Wastewater Treatment System (AWTS) with absorption beds to be located in an area of the site which is not impacted by flooding; however the site is highly constrained for effluent disposal due to the flood impacted area of the site. The proposed system is considered suitable to support a three bedroom

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dwelling in accordance with AS1547:2012 and DLG (1998). The existing septic tank and absorption trench will be decommissioned.

Accordingly, Environmental Health has no objection to the proposal, subject to the recommended conditions.

Planning Comment

Council's Environmental Health Officer's comments are noted and the requirements have been included within the draft conditions of consent (refer to Conditions 2.4, 4.8, 5.5 and 5.6 in Stage 1, and Conditions 4.8 and 5.5 in Stage 2).

Development Assessment Engineer's Comments

Council's Development Assessment Engineer has reviewed the application and provides the following comments:

Flooding

The area is subjected to flood planning controls (Erina Creek Floodplain Flood Study). The Flood Planning Level (minimum floor level) is RL 9.25m AHD. All building materials used or located below RL 9.25m AHD must be of a type that is able to withstand the effects of immersion. The location of all electrical and gas fixtures and outlets are to be at a minimum height of RL 9.25m AHD.

Non-habitable floor levels

Garage, shed, laundry, or public toilets/sporting amenities to have floor levels at least 300mm (desirable 500mm) above surrounding finished ground level.

Materials, equipment or contents are not to be stored below the Flood Planning Level (FPL) unless they are flood compatible, capable of withstanding the forces of floodwater, debris and buoyancy, and not prone to causing pollution or an environmental hazard. (Refer to GDCP 2013 Part 6.7.7.6.4 B).

Drainage

Not applicable.

Conclusion

The proposal is supported subject to conditions (refer to conditions 2.3 & 4.7 for Stage 1 and Stage 2).

Planning Comment

Council's Development Engineer comments are noted and their requirements have been included within the recommendation (refer conditions 2.3 & 4.7 for Stage 1 and Stage 2).

Ecologically Sustainable Principles

The proposal has been assessed having regard to ecologically sustainable development principles and is considered to be consistent with the principles.

The proposed development is considered to incorporate satisfactory storm water, drainage and erosion control and the retention of vegetation where possible and is unlikely to have any significant adverse impacts on the environment and will not decrease environmental quality for future generations. The proposal does not result in the disturbance of any endangered flora or fauna habitats and is unlikely to significantly affect fluvial environments.

Climate Change

The potential impacts of climate change on the proposed development have been considered by Council as part of its assessment of the application.

This assessment has included consideration of such matters as potential rise in sea level; potential for more intense and/or frequent extreme weather conditions including storm events, bushfires, drought, flood and coastal erosion; as well as how the proposed development may cope, combat, withstand these potential impacts. The proposed development is considered satisfactory in relation to climate change.

Assessment

Having regard for the matters for consideration detailed in Section 4.15 of the *EP&A Act 1979* and other statutory requirements, Council's policies and Section 10.7 Certificate details, the assessment has identified the following key issues, which are elaborated upon for Council's information. Any tables relating to plans or policies are provided as an attachment to this report.

Provisions of Relevant Instruments/Plans/Policies

State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The application is supported by a BASIX certificate which confirms the proposal will meet the NSW government's requirements for sustainability, if built in accordance with the commitments in the certificate.

The proposal is considered to be consistent with the requirements of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

State Environmental Planning Policy No. 71 - Coastal Protection

State Environmental Planning Policy No. 71 (Coastal Protection) (SEPP 71) was repealed on 3 April 2018 when the *State Environmental Planning Policy (Coastal Management) 2018* (SEPP Coastal Management) came into effect. The savings and transitional provisions contained within the SEPP Coastal Management state the SEPP provisions continue to apply if a development application was lodged and not finally determined prior to the commencement of the SEPP Coastal Management. This development application was lodged on 29 March 2018.

The provisions of the SEPP 71 require Council consider the Aims and Objectives of the SEPP together with the matters for consideration listed in Clause 8 of the SEPP 71 when determining an application within the Coastal Zone. The Coastal Zone is an area defined on maps issued by the NSW Department of Planning & Environment and the subject property falls within this zone.

The relevant matters have been considered in the assessment of this application. The application is considered consistent with the stated aims and objectives.

State Environmental Planning Policy (Coastal Management) 2018

Whilst the savings and transitional provisions of SEPP Coastal Management apply, the proposed development has also been considered against the provisions of SEPP Coastal Management and considered satisfactory.

Gosford Local Environmental Plan 2014 (GLEP 2014)

The subject site is identified as "Deferred Matter" on the Land Application Map and as such GLEP 2014 does not apply to the site in accordance with Clause 1.3(1A). The assessment and determination of this application has been made under *Interim Development Order No. 122* (IDO 122).

Interim Development Order No. 122 (IDO 122)

Permissibility

The land is zoned 7(c2) Conservation and Scenic Protection (Scenic Protection Rural Small Holdings) under IDO 122. The proposed development is defined as Dwelling House which is permissible in the zone with consent of Council.

'Dwelling-House' means a building containing 1, but not more than 1, dwelling.

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Objectives of Zone

Clause 5(3) of *Interim Development Order No. 122* (IDO 122) stipulates that consent must not be granted for development of land within the prescribed zone, unless the objectives of the zone have been taken into consideration in conjunction with the objectives of the *Local Government Act 1993*, pertaining to Ecologically Sustainable Development.

The objectives for the 7(c2) Scenic Protection Rural with IDO 122 are as follows:

- a. to provide a buffer or transition zone between conservation areas and urban areas; and
- b. to enable development for the purposes of rural-residential holdings to be carried out on land which is suitable for those purposes and which is unlikely:
 - i. to adversely affect the aesthetic and scenic value of the land and its setting; or
 - ii. to create a demand for the uneconomic provision of services; and
- c. to allow for non-residential uses where those uses are:
 - i. compatible with rural-residential development and unlikely to create an unreasonable demand for public services or substantially reduce existing levels of service;
 - ii. unlikely to adversely affect the aesthetic and scenic value of the land and its setting; and
 - iii. unlikely to interfere unreasonably with the amenity of adjoining properties.

The proposed addition is located on land which is cleared of significant vegetation. The development will create minimal stormwater runoff from the increase in impervious areas and is compatible with the visual qualities of the area and surrounding development.

In this instance, it is considered that the proposal is consistent with the stated objectives of the 7(c2) Conservation and Scenic Protection (Scenic Protection Rural Small Holdings) Zone – IDO 122. The proposal is also considered to be consistent with the principles of Ecologically Sustainable Development, as specified within the *Local Government Act 1993*.

The proposed development meets the objectives of the zone.

Clause 5 (4) Character Matcham 2: Scenic Buffer

Clause 5(4) of *Interim Development Order No. 122* stipulates that the Council must not grant consent for development unless it has taken into consideration the character of the

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development site and the surrounding area, where, for the purpose of this provision, character means the qualities that distinguish each area and the individual properties located within that area.

The site is located within Character Area: Matcham 2: Scenic Buffer, the objectives require that the character of the area should remain rural-residential buffers between surrounding urban areas, where the scenically-distinctive qualities and amenity of existing secluded settings are preserved by very-low density residential development plus low-impact rural activities or businesses that are associated with a dwelling.

The proposed addition maintains the modest character with simple articulation which is appropriate when read with the existing design of the original church. The subject proposal is considered to be consistent with the desired future character of the area.

In this instance, the proposal does not detract from the character of the immediate locality.

Gosford Development Control Plan 2013 (GLEP 2013)

Development Standard	Description	Required	Proposed	Compliance with Control	Compliance with Objective
Clause 3.1.2.1	Building Height	Max 2 storey for dwelling houses and 7m for ancillary structures	Single storey for dwelling house 6.2m for the proposed garage shed	Yes	Yes
Clause 3.1.2.2	Site Coverage	Lot of an area greater than 1500m ² or 30% of the site area	10.3%	Yes	Yes
Clause 3.1.3.2a	Front Boundary (primary frontage)	Lot with site area up to 4000m ² is 10m	6.8m (existing setback no change proposed)	No- see comment below	Yes
Clause 3.1.3.2b	Rear Boundary setbacks	10m for the dwelling house and 5m for the outbuilding	12.8m – dwelling & 15m – outbuilding	Yes	Yes

Development Standard	Description	Required	Proposed	Compliance with Control	Compliance with Objective
Clause 3.1.3.2c	Side Setbacks	Dwellings 2.5m and ancillary buildings 5m on lots up to 4000m ²	Dwelling 12.24m & outbuilding 5m	Yes	Yes
Clause 3.1.5	Car Parking and Access	1 space if 3 or less bedrooms	2 spaces	Yes	Yes
Clause 3.1.6.1	Earthworks	Fill 1.0m/ Cut 3.0m	Minimal site disturbance and no significant cut and fill as pier & beam construction is being utilised.	Yes	Yes

Chapter 3.1.3.2a Front Setbacks

The existing Church building is setback 6.8m from the Oak Road frontage of the site, as the proposed development is seeking to utilise the existing building, there is no availability to achieve compliance with the numerical control. It is considered, as all proposed additional works are located behind the existing dwelling, there is no impact on streetscape as the existing established building line for the site is being maintained.

Chapter 7.2 Waste Management

A Waste Management Plan has been submitted in support of the proposed development. Conditions have been included in the development consent.

Section 4.15 Evaluation – *Environmental Planning & Assessment Act 1979*

Built Environment

Given the position of the proposed dwelling on the allotment, the existing driveway access to the site, exiting vegetation on site and separation distance to other dwellings, the proposal is considered to be suitable with regard to the context and setting of the subject site and is considered to be in keeping with the character of the area.

A thorough assessment of the potential impacts resulting from the proposed development on the built environment has been undertaken. It is considered on balance that the proposed development is considered reasonable.

Natural Environment

The proposal results in the removal of one tree and involves moderate site excavation given the site's sloping topography. There is minimal impact on the natural environment as the dwelling alterations and additions and the detached ancillary developments have been designed to minimize further excavation and tree removal. Accordingly, the proposal is considered satisfactory in relation to impacts on the natural environment.

Section 4.15(1)(c) of the EP&A Act 1979: *the suitability of the site for the development*

A review of Council's records identifies the following constraints:

- Flood planning - The land has been classified as being under a "flood planning level" and subject to the imposition of a minimum floor level. The development is considered satisfactory in respect to clause 7.2 of GLEP 2014.
- Acid Sulfate Soils - This land has been identified as being affected by the Acid Sulfate Soils Map and the matters contained in clause 7.1 of GLEP 2014 have been considered. The site contains Class 4/5 Acid Sulfate Soils. In this instance, the proposal works are not considered to impact on Acid Sulfate Soils.
- Bushfire - The site is identified as "bushfire prone land" on Council's bushfire maps. A Bushfire Assessment Report prepared by Clarke Dowdle & Associates Ref GO: 21594 dated March 2018 was submitted with the amended plans recommending the proposal comply with BAL - 29 for the dwelling and addition and BAL - 12.5 for the garage. A condition requiring compliance with this level of construction is included within the recommendation (refer condition 2.5 within Stage 1 and 2).

There are no other constraints that would render the site unsuitable for development.

Section 4.15(1)(d) of the EP&A Act 1979: *any submission made in accordance with this Act or Regulations*

Submissions received in relation to the proposal have been considered within this report and are discussed previously in this report.

Section 4.15(1) (e) of the *EP&A Act 1979*: *the public interest*

The approval of the application is seen to be in the public interest by the retention and reuse of an historic building and creating a unique development, improving the quality of the residential dwelling housing stock of the area whilst creating minimal to no impact on the environment or the public realm.

Others Matters for Consideration

Development Contribution Plan

The proposed development is a development type that is not subject to Section 7.11 development contributions under the Contribution Plan. Therefore, no contributions are applicable.

Water and Sewer Contributions

The proposed development is not subject to Water and Sewer Contributions.

Conclusion

This application has been assessed under the heads of consideration of Section 4.15 of the *EP&A Act 1979* and all relevant instruments and policies. The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development. Subject to the imposition of appropriate conditions, the proposed development is not expected to have any adverse social or economic impact. It is considered that the proposed development will complement the locality and meet the desired future character of the area.

Accordingly, the application is recommended for approval pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*.

Attachments

- | | | |
|----------|-----------------------------|-----------|
| 1 | Draft Conditions of Consent | D13363078 |
| 2 | Development Plans | D13361331 |

Conditions

Stage 1 - Conversion of the existing building in to a One (1) Bedroom Dwelling and erection of a freestanding Garage/Shed

1. PARAMETERS OF THIS CONSENT

1.1. Approved Plans and Supporting Documents

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "Development Consent" unless modified by any following condition.

Architectural Plans by: CEO Architectural CAD Design + Presentation

Drawing	Description	Sheets	Issue	Date
	Title page	1	-	undated
A01	Overall Site Plan	1	H	14/03/2018
A02	Stage 1 – Floor Plan	1	H	14/03/2018
A03	Stage 1 - Elevations	1	H	14/03/2018
A04	Stage 2 – Floor Plan	1	H	14/03/2018
A05	Stage 2 - Elevations	1	H	14/03/2018
A06	Stage 2 - Elevations	1	H	14/03/2018
A07	Stage 2 Section	1	H	14/03/2018
A08	Electrical Layout Plans	1	H	14/03/2018
GOSF02-11620.01 Sheet 1/1	Garage/Shed Plan	1	-	Undated

Supporting Documentation

Document	Title	Date
Bushfire	Bushfire Report Prepared by Clarke Dowdle & Associates Ref GO: 21594	March 2018
Waste	Waste Management Plan Prepared by CEO Architectural	20 March 2018
BASIX	BASIX Certificate numbered: A309025	15 March 2018
OSSM	Wastewater Report prepared by 5Qs Consulting Group	8 August 2018

- 1.2. Carry out all building works in accordance with the Building Code of Australia.
- 1.3. Comply with all commitments listed in BASIX Certificate as required under clause 97A of the *Environment Planning and Assessment Regulation 2000*.
- 1.4. The original church building should be finished in lighter wall colours. In contrast the new building elements should be painted darker in colour to ensure that the church building remains the dominant building when viewed from the streetscape.

2. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1. All conditions under this section must be met prior to the issue of any Construction Certificate.
- 2.2. No activity is to be carried out on site until any Construction Certificate has been issued, other than:
- a. Site investigation for the preparation of the construction,
 - b. Implementation of environmental protection measures, such as erosion control etc that are required by this consent, and/or
 - c. Demolition.
- 2.3. Submit design details of the following engineering works within private property:
- a. The minimum floor level of all habitable rooms in the development must be RL 9.25m AHD.
 - b. All building materials used or located below RL 9.25m AHD must be of a type that is able to withstand the effects of immersion.
 - c. Non-habitable floor levels: Garage, shed, laundry, or public toilets/sporting amenities to have floor levels at least 300mm (desirable 500mm) above surrounding finished ground level.
Materials, equipment or contents are not to be stored below the FPL unless they are flood compatible, capable of withstanding the forces of floodwater, debris and buoyancy, and not prone to causing pollution or an environment hazard. (Refer to DCP 2013 Part 6.7.7.6.4 B)

These design details and any associated reports must be included in the construction certificate.

- 2.4. Submit an application and have approved by Council under the provisions of section 68 of the *Local Government Act 1993* for an approval to install an on-site sewage management system. The system must be designed generally in accordance with the wastewater report, report number 8402, dated 8 August 2018 and prepared by 5Qs Consulting Group. The section 68 application can be found on Council's website: www.centralcoast.nsw.gov.au
- 2.5. Provides details showing that the development complies with Bushfire Attack Level (BAL) 29 as it relates to the dwelling house and with Bushfire Attack Level (BAL) 12.5 as it relates to the proposed garage/shed as outlined within the Bushfire Report prepared by Clarke Dowdle & Associates as outlined in Supporting Documentation, and as prescribed by AS3959-2009 *Construction of buildings in bushfire prone areas*. Depending on the required BAL, the development must incorporate additional construction requirements that are contained in subsection A3.7- *Additional Construction Requirements* of the document *Addendum: Appendix 3 to Planning for Bush Fire Protection 2006*.

3. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. All conditions under this section must be met prior to the commencement of any works.
- 3.2. No activity is to be carried out on-site until the Construction Certificate has been issued, other than;
- a) Site investigation for the preparation of the construction, and / or
 - b) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c) Demolition approved by this consent.
- 3.3. Appoint a Principal Certifying Authority for the building work:
- a) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.
 - b) Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days' notice of the intention to commence building or subdivision work. The forms can be found on Council's website www.centralcoast.nsw.gov.au
- 3.4. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
- a) The name, address and telephone number of the principal certifying authority for the work; and
 - b) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - c) That unauthorised entry to the work site is prohibited.
 - d) Remove the sign when the work has been completed.
- 3.5. Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the *Plumbing and Drainage Act 2011* (to be provided by licensed plumber). These documents can be found on Council's website at: www.centralcoast.nsw.gov.au.

Contact Council prior to submitting these forms to confirm the relevant fees.

- 3.6. Undertake any demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a) more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

4. DURING WORKS

4.1. All conditions under this section must be met during works.

4.2. Carry out construction or demolition works during the construction phase of the development only between the hours as follows:

- 7:00am and 5:00pm Monday to Saturday

No construction or demolition works associated with the development are permitted to be carried out at any time on a Sunday or a public holiday.

4.3. During the construction phase of the development, if any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately in that area, and
- b) The Office of Environment & Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

4.4. Implement and maintain all erosion and sediment control measures at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

4.5. Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.

4.6. Notify Council when plumbing and drainage work will be ready for inspection(s) and make the work accessible for inspection in accordance with the *Plumbing and Drainage Act 2011*.

4.7. Locate all electrical fixtures and/or gas outlets associated with the proposed works at a minimum height of RL 9.25m AHD.

- 4.8. Protect the land application area from damage from vehicles during all construction works on-site.

5. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 5.1. All conditions under this section must be met prior to the issue of any Occupation Certificate.
- 5.2. Submit an application for the Occupation Certificate to the Principal Certifying Authority for approval.
- 5.3. Do not occupy the premises until the Occupation Certificate has been issued.
- 5.4. Provide certification to the Principal Certifying Authority that the requirements of the BASIX certificate listed as supporting documentation in this development consent have been complied with.
- 5.5. Obtain an Approval to Operate the on-site sewage management system from Council.
- 5.6. Submit an application under the provisions of the *Plumbing and Drainage Act 2011* for plumbing and drainage inspection a minimum of 48 hours prior to any inspection being carried out. A Notice of Work, Certificate of Compliance and Sewer Service Diagram must be submitted by a licensed plumber.
- 5.7. Install a rainwater tank with a minimum capacity of 10,000 litres. The tank should be fitted with suitable plumbing connections to collect rainwater from 100m² of roof area as detailed within the approved development plans with suitable plumbing connections provided to collect rainwater from the roof area as detailed within the BASIX Certificate applicable to the development. The required rainwater tank is to be installed in accordance with the requirements of the National Plumbing and Drainage Code Australian Standard AS 3500 and must be provided with first flow diversion devices fixed to all inflows and a functioning pressure pump plumbed to service all fixtures as detailed within the BASIX Certificate applicable to the development.. All overflow must be connected via piped drainage line to street kerb outlet / allotment drainage line / infiltration trench.

Note: Infiltration trenches are to be designed by a practising engineer experienced in hydraulics. The design details are to cater for a 1 in 20 year AEP storm event and are to allow for a minimum setback of three (3) metres from any sewer main and lot boundaries.

6. ONGOING OPERATION

- 6.1. Do not let, adapt or use the dwelling for separate occupation in two or more parts.
- 6.2. Use the garage for the housing of motor vehicles only and not for the purpose of any trade, industry, manufacture or habitable purpose.

7. PENALTIES

Failure to comply with this development consent and any condition of this consent may be a criminal offence. Failure to comply with other environmental laws may also be a criminal offence.

Where there is any breach Council may without any further warning:

- ☐ Issue Penalty Infringement Notices (On-the-spot fines);
- ☐ Issue notices and orders;
- ☐ Prosecute any person breaching this consent, and/or
- ☐ Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

ADVISORY NOTES

- ☐ Discharge of sediment from a site may be determined to be a pollution event under provisions of the *Protection of the Environment Operations Act 1997*. Enforcement action may commence where sediment movement produces a pollution event.
- ☐ The following public authorities may have separate requirements in the following aspects:
 - a) Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments
 - b) Jemena Asset Management for any change or alteration to the gas line infrastructure
 - c) Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements
 - d) Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure
 - e) Central Coast Council in respect to the location of water, sewerage and drainage services.
- ☐ Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.
- ☐ Dial Before You Dig
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request

the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

□ Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

- Decommission the existing septic tank in accordance with NSW Health Advisory Note 3 *Destruction, Removal or Reuse of Septic Tanks, and AWTs* dated January 2017. This Advisory note is available from the NSW Health website: www.health.nsw.gov.au

Stage 2 - Erection of a single storey linked pavilion at the rear of the existing building to form a three (3) Bedroom Dwelling House

1. PARAMETERS OF THIS CONSENT

1.1. Approved Plans and Supporting Documents

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "Development Consent" unless modified by any following condition.

Architectural Plans by: CEO Architectural CAD Design + Presentation

Drawing	Description	Sheets	Issue	Date
	Title page	1	-	undated
A01	Overall Site Plan	1	H	14/03/2018
A02	Stage 1 – Floor Plan	1	H	14/03/2018
A03	Stage 1 - Elevations	1	H	14/03/2018
A04	Stage 2 – Floor Plan	1	H	14/03/2018
A05	Stage 2 - Elevations	1	H	14/03/2018
A06	Stage 2 - Elevations	1	H	14/03/2018
A07	Stage 2 Section	1	H	14/03/2018
A08	Electrical Layout Plans	1	H	14/03/2018
GOSF02-11620.01 Sheet 1/1	Garage/Shed Plan	1	-	Undated

Supporting Documentation

Document	Title	Date
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Bushfire	Bushfire Report Prepared by Clarke Dowdle & Associates Ref GO: 21594	March 2018
Waste	Waste Management Plan Prepared by CEO Architectural	20 March 2018
BASIX	BASIX Certificate numbered: A309025	15 March 2018
OSSM	Wastewater Report prepared by 5Qs Consulting Group	8 August 2018

- 1.2. Carry out all building works in accordance with the Building Code of Australia.
- 1.3. Comply with all commitments listed in BASIX Certificate as required under clause 97A of the *Environment Planning and Assessment Regulation 2000*.
- 1.4. The original church building should be finished in lighter wall colours. In contrast the new building elements should be painted darker in colour to ensure that the church building remains the dominant building when viewed from the streetscape.

2. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1. All conditions under this section must be met prior to the issue of any Construction Certificate.
- 2.2. No activity is to be carried out on site until any Construction Certificate has been issued, other than:
 - d. Site investigation for the preparation of the construction,
 - e. Implementation of environmental protection measures, such as erosion control etc that are required by this consent, and/or
 - f. Demolition.
- 2.3. Submit design details of the following engineering works within private property:
 - c. The minimum floor level of all habitable rooms in the development must be RL 9.25m AHD.
 - d. All building materials used or located below RL 9.25m AHD must be of a type that is able to withstand the effects of immersion.
 - c. Non-habitable floor levels: Garage, shed, laundry, or public toilets/sporting amenities to have floor levels at least 300mm (desirable 500mm) above surrounding finished ground level.
Materials, equipment or contents are not to be stored below the FPL unless they are flood compatible, capable of withstanding the forces of floodwater, debris and buoyancy, and not prone to causing pollution or an environment hazard. (Refer to DCP 2013 Part 6.7.7.6.4 B)

These design details and any associated reports must be included in the construction certificate.

- 2.4. Submit an application and have approved by Council under the provisions of section 68 of the *Local Government Act 1993* for an approval to install an on-site sewage management system. The system must be designed generally in accordance with the wastewater report, report number 8402, dated 8 August 2018 and prepared by 5Qs Consulting Group. The section 68 application can be found on Council's website: www.centralcoast.nsw.gov.au
- 2.5. Provides details showing that the development complies with Bushfire Attack Level (BAL) 29 as it relates to the dwelling house and with Bushfire Attack Level (BAL) 12.5 as it relates to the proposed garage/shed as outlined within the Bushfire Report prepared by Clarke Dowdle & Associates as outlined in Supporting Documentation, and as prescribed by AS3959-2009 *Construction of buildings in bushfire prone areas*. Depending on the required BAL, the development must incorporate additional construction requirements that are contained in subsection A3.7- *Additional Construction Requirements* of the document *Addendum: Appendix 3 to Planning for Bush Fire Protection 2006*.

3. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. All conditions under this section must be met prior to the commencement of any works.
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- 3.3. Appoint a Principal Certifying Authority for the building work:
 - c) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.
 - d) Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days' notice of the intention to commence building or subdivision work. The forms can be found on Council's website www.centralcoast.nsw.gov.au
- 3.4. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
 - e) The name, address and telephone number of the principal certifying authority for the work; and

- f) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - g) That unauthorised entry to the work site is prohibited.
 - h) Remove the sign when the work has been completed.
- 3.5. Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the *Plumbing and Drainage Act 2011* (to be provided by licensed plumber). These documents can be found on Council's website at: www.centralcoast.nsw.gov.au.

Contact Council prior to submitting these forms to confirm the relevant fees.

- 3.6. Undertake any demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a) more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

4. DURING WORKS

- 4.1 All conditions under this section must be met during works.
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- 7:00am and 5:00pm Monday to Saturday
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- c) All excavation or disturbance of the area must stop immediately in that area, and
 - d) The Office of Environment & Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

- 4.4 Implement and maintain all erosion and sediment control measures at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.
- 4.5 Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
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- 4.7 Locate all electrical fixtures and/or gas outlets associated with the proposed works at a minimum height of RL 9.25m AHD.
- 4.8 Protect the land application area from damage from vehicles during all construction works on-site.

5. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 5.1. All conditions under this section must be met prior to the issue of any Occupation Certificate.
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- 5.3. Do not occupy the premises until the Occupation Certificate has been issued.
- 5.4. Provide certification to the Principal Certifying Authority that the requirements of the BASIX certificate listed as supporting documentation in this development consent have been complied with.
- 5.5. Submit an application under the provisions of the *Plumbing and Drainage Act 2011* for plumbing and drainage inspection a minimum of 48 hours prior to any inspection being carried out. A Notice of Work, Certificate of Compliance and Sewer Service Diagram must be submitted by a licensed plumber.

6. ONGOING OPERATION

- 6.1. Do not let, adapt or use the dwelling for separate occupation in two or more parts.
- 6.2. Use the garage for the housing of motor vehicles only and not for the purpose of any trade, industry, manufacture or habitable purpose.

7. PENALTIES

Failure to comply with this development consent and any condition of this consent may be a criminal offence. Failure to comply with other environmental laws may also be a criminal offence.

Where there is any breach Council may without any further warning:

- ☐ Issue Penalty Infringement Notices (On-the-spot fines);
- ☐ Issue notices and orders;
- ☐ Prosecute any person breaching this consent, and/or
- ☐ Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

ADVISORY NOTES

- ☐ Discharge of sediment from a site may be determined to be a pollution event under provisions of the *Protection of the Environment Operations Act 1997*. Enforcement action may commence where sediment movement produces a pollution event.
- ☐ The following public authorities may have separate requirements in the following aspects:
 - f) Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments
 - g) Jemena Asset Management for any change or alteration to the gas line infrastructure
 - h) Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements
 - i) Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure
 - j) Central Coast Council in respect to the location of water, sewerage and drainage services.
- ☐ Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.
- ☐ Dial Before You Dig
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working

in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

□ Telecommunications Act 1997 (Commonwealth)

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- Decommission the existing septic tank in accordance with NSW Health Advisory Note 3 *Destruction, Removal or Reuse of Septic Tanks, and AWTs* dated January 2017. This Advisory note is available from the NSW Health website: www.health.nsw.gov.au

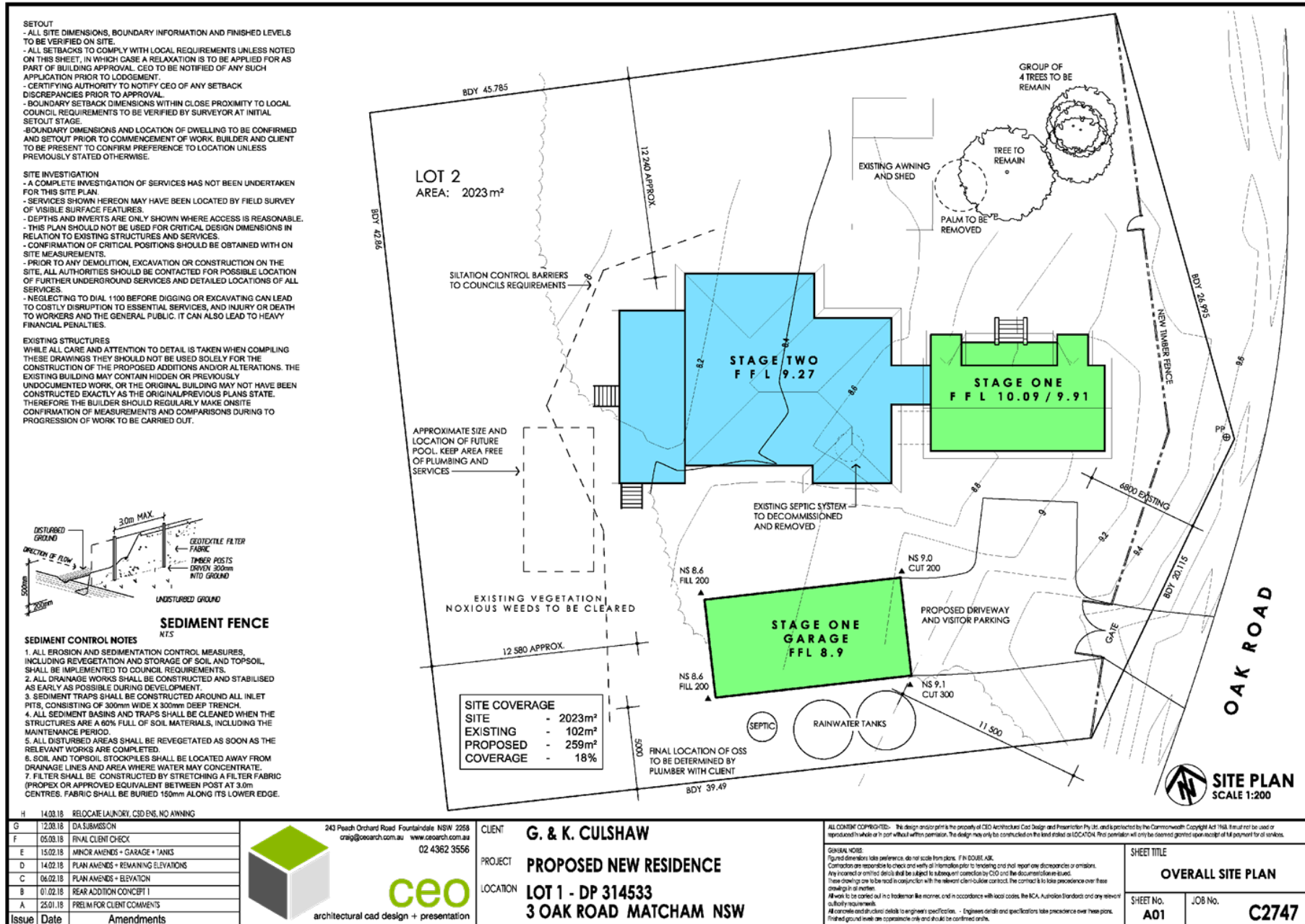


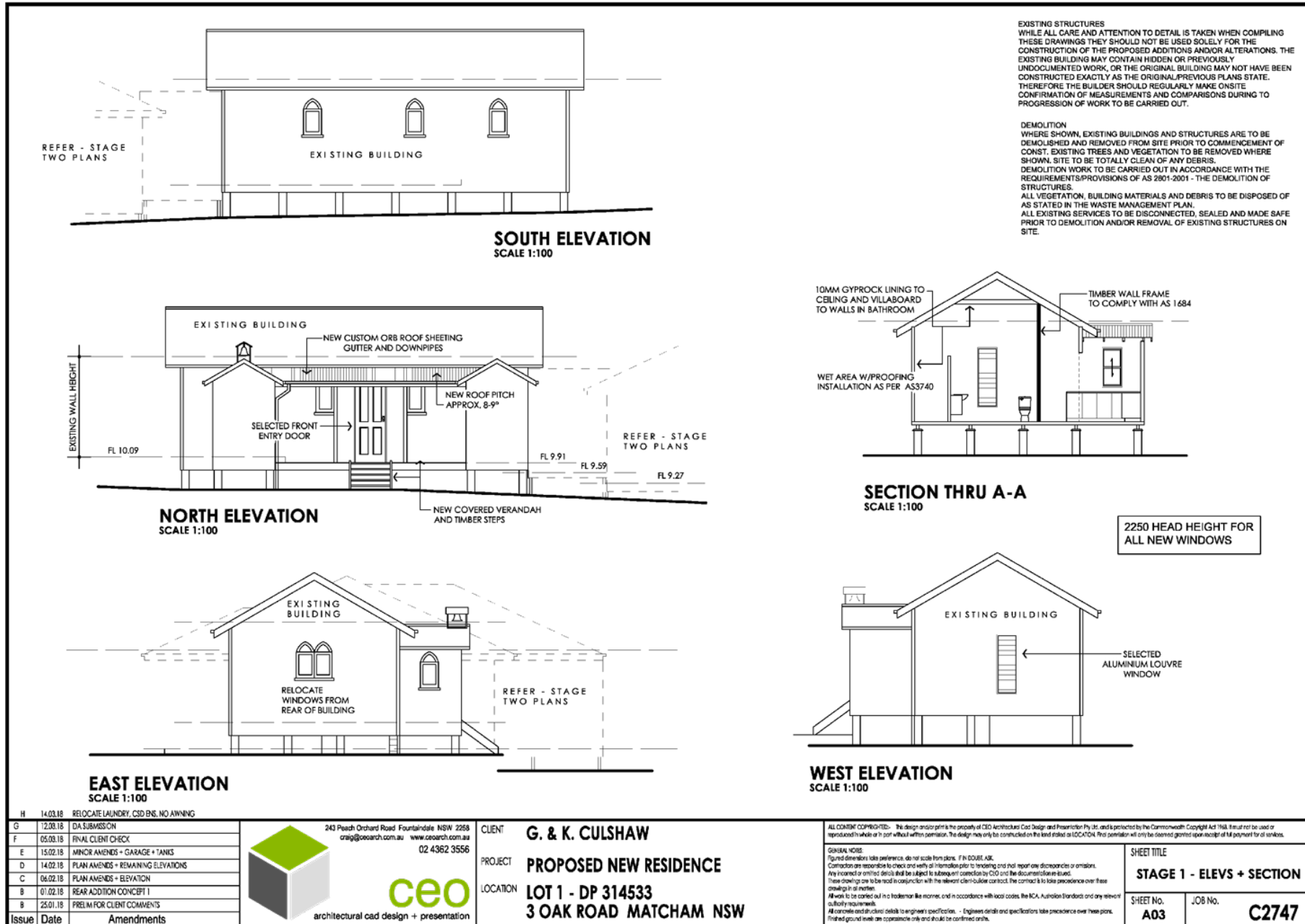
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STAGED DEVELOPMENT**

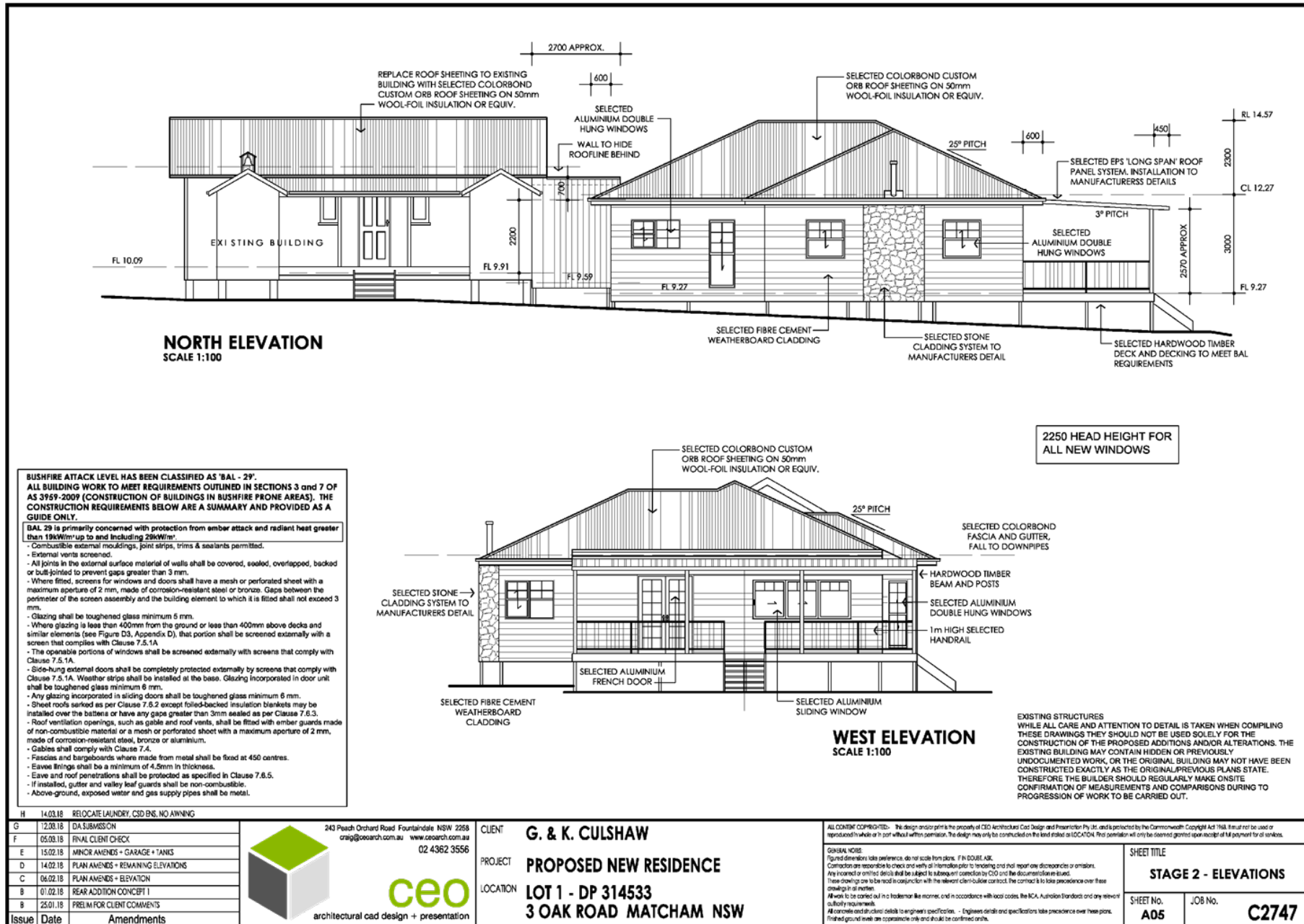
CLIENT : **G. & K. CULSHAW**

LOCATION : **Lot 1 - DP 314533
3 OAK ROAD
MATCHAM NSW**

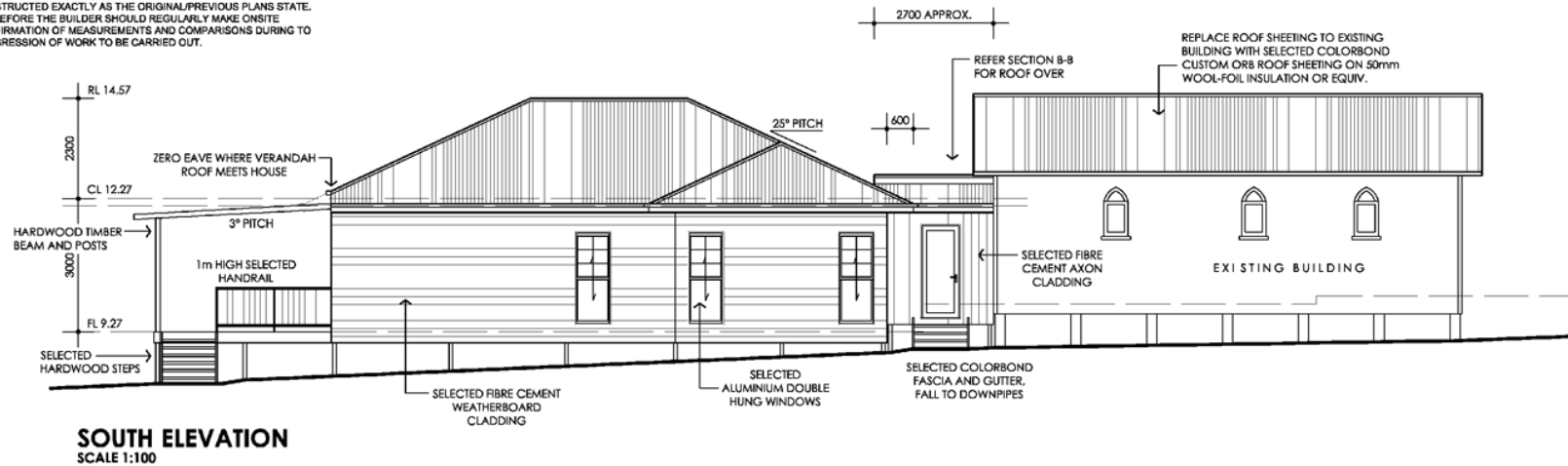
SHEET No.	DRAWING NAME	SIZE	SCALE	DESCRIPTION
A01	OVERALL SITE PLAN	A3	1 : 200	
A02	STAGE 1 - FLOOR PLAN	A3	1 : 100	
A03	STAGE 1 - ELEVATIONS / SECTION	A3	1 : 100	
A04	STAGE 2 - FLOOR PLAN	A3	1 : 100	
A05	STAGE 2 - ELEVATIONS	A3	1 : 100	
A06	STAGE 2 - ELEVATIONS	A3	1 : 100	
A07	STAGE 2 - SECTION	A3	1 : 100	
A08	ELECTRICAL LAYOUT PLANS	A3	1 : 100	







EXISTING STRUCTURES
WHILE ALL CARE AND ATTENTION TO DETAIL IS TAKEN WHEN COMPILING THESE DRAWINGS THEY SHOULD NOT BE USED SOLELY FOR THE CONSTRUCTION OF THE PROPOSED ADDITIONS AND/OR ALTERATIONS. THE EXISTING BUILDING MAY CONTAIN HIDDEN OR PREVIOUSLY UNDOCUMENTED WORK, OR THE ORIGINAL BUILDING MAY NOT HAVE BEEN CONSTRUCTED EXACTLY AS THE ORIGINAL/PREVIOUS PLANS STATE. THEREFORE THE BUILDER SHOULD REGULARLY MAKE ONSITE CONFIRMATION OF MEASUREMENTS AND COMPARISONS DURING TO PROGRESSION OF WORK TO BE CARRIED OUT.



2250 HEAD HEIGHT FOR ALL NEW WINDOWS



H 14.03.18 RELOCATE LAUNDRY, CSD ENS, NO WINING

G	12.03.18	DA SUBMISSION
F	05.03.18	FINAL CLIENT CHECK
E	15.02.18	MINOR AMENDS + GARAGE + TANKS
D	14.02.18	PLAN AMENDS + REMAINING ELEVATIONS
C	06.02.18	PLAN AMENDS + ELEVATION
B	01.02.18	REAR ADDITION CONCEPT 1
A	25.01.18	PRELIM FOR CLIENT COMMENTS
Issue	Date	Amendments



243 Peach Orchard Road Fountaindale NSW 2258
craig@ceosearch.com.au www.ceosearch.com.au
02 4362 3556

ceo
architectural cad design + presentation

CLIENT **G. & K. CULSHAW**
PROJECT **PROPOSED NEW RESIDENCE**
LOCATION **LOT 1 - DP 314533
3 OAK ROAD MATCHAM NSW**

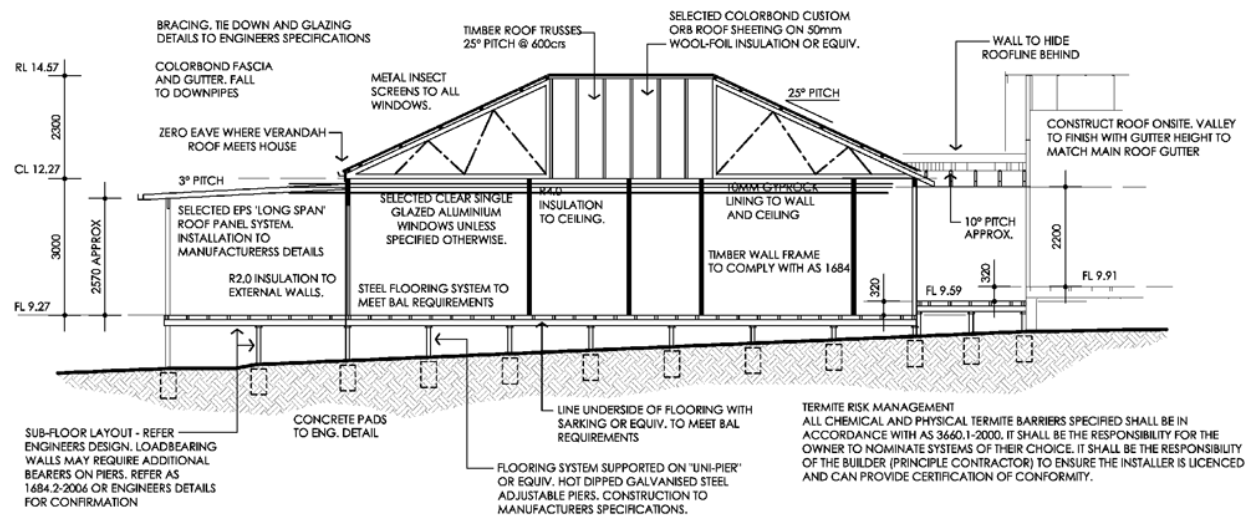
ALL CONTENT COPYRIGHTED - The design and/or print is the property of CEO Architectural Cad Design and Presentation Pty Ltd, and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. The design may only be constructed on the land titled as LOT 1 - DP 314533. First permission will only be granted upon receipt of full payment for all services.

GENERAL NOTES:
Signed dimensions take precedence, do not scale from plans. IF IN DOUBT ASK.
Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions.
Any increased or omitted details shall be subject to subsequent correction by CEO and the documents shall be issued.
These drawings are to be read in conjunction with the relevant client/builder contract. The contract is to take precedence over these drawings in all matters.
All work to be carried out in a tradesman like manner, and in accordance with local codes, the NCA, Australian Standards and any relevant authority requirements.
All concrete and structural details to engineer's specification. - Engineers details and specifications take precedence over these plans.
Finished ground levels are approximate only and should be confirmed onsite.

SHEET TITLE
STAGE 2 - ELEVATIONS

SHEET No.
A06

JOB No.
C2747



SECTION THRU B-B
SCALE 1:100

SECTION NOTES

- ALL TIMBER BEAMS & POSTS EXPOSED TO OUTSIDE ELEMENTS ARE TO MEET BAL 29, BE OF APPROPRIATE GRADE, SEALED & FINISHED CORRECTLY.
- PRE-FABRICATED FRAME TO MANUFACTURER'S SPECIFICATION AND IN ACCORDANCE WITH AS 1684 (NATIONAL TIMBER FRAMING CODE), ALSO BRACED TO CORRECT WIND RATING IN ACCORDANCE WITH AS 4055 (WIND LOADS FOR HOUSING). BUILDER TO DETERMINE WIND RATING.
- INSTALLATION OF WET AREA WATERPROOFING WHERE MOISTURE/WATER ARE CONCERNED INCLUDING ROOF/SHOWERS/CONC SLAB IN CONSTRUCTION OF THIS DWELLING ARE TO BE SUITABLY FLASHED AND TREATED IN ACCORDANCE WITH AS 3740 AND RELEVANT STANDARDS.
- ALL BEAMS TO PITCHING POINTS e.g. BULKHEADS TO FRAMING MANUFACTURER'S SPECIFICATION.

ENGINEER

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

BUSHFIRE ATTACK LEVEL HAS BEEN CLASSIFIED AS 'BAL - 29'. ALL BUILDING WORK TO MEET REQUIREMENTS OUTLINED IN SECTIONS 3 and 7 OF AS 3959-2009 (CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS). THE CONSTRUCTION REQUIREMENTS BELOW ARE A SUMMARY AND PROVIDED AS A GUIDE ONLY.

BAL 29 is primarily concerned with protection from ember attack and radiant heat greater than 19kW/m² up to and including 29kW/m².

- Combustible external mouldings, joint strips, trims & sealants permitted.
- External vents screened.
- All joints in the external surface material of walls shall be covered, overlapped, beaded or butt-jointed to prevent gaps greater than 3 mm.
- Where fitted, screens for windows and doors shall have a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3 mm.
- Glazing shall be toughened glass minimum 5 mm.
- Where glazing is less than 400mm from the ground or less than 400mm above decks and similar elements (see Figure D3, Appendix D), that portion shall be screened externally with a screen that complies with Clause 7.5.1A.
- The operable portions of windows shall be screened externally with screens that comply with Clause 7.5.1A.
- Side-hung external doors shall be completely protected externally by screens that comply with Clause 7.5.1A. Weather strips shall be installed at the base. Glazing incorporated in door unit shall be toughened glass minimum 6 mm.
- Any glazing incorporated in sliding doors shall be toughened glass minimum 6 mm.
- Sheet roofs sarked as per Clause 7.6.2 except foiled-backed insulation blankets may be installed over the battens or have any gaps greater than 5mm sealed as per Clause 7.5.3.
- Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
- Gables shall comply with Clause 7.4.
- Fascias and bargeboards where made from metal shall be fixed at 450 centres.
- Eaves linings shall be a minimum of 4.5mm in thickness.
- Eave and roof penetrations shall be protected as specified in Clause 7.6.5.
- If installed, gutter and valley leaf guards shall be non-combustible.
- Above-ground, exposed water and gas supply pipes shall be metal.

11 14.03.18 RELOCATE LAUNDRY, CSD BNS, NO WINING

G	12.08.18	DA SUBMISSION
F	05.09.18	FINAL CLIENT CHECK
E	15.02.18	MINOR AMENDS + GARAGE + TANKS
D	14.02.18	PLAN AMENDS + REMAINING ELEVATIONS
C	06.02.18	PLAN AMENDS + ELEVATION
B	01.02.18	REAR ADDITION CONCEPT
A	25.01.18	PRELIM FOR CLIENT COMMENTS
Issue	Date	Amendments



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02 4362 3556

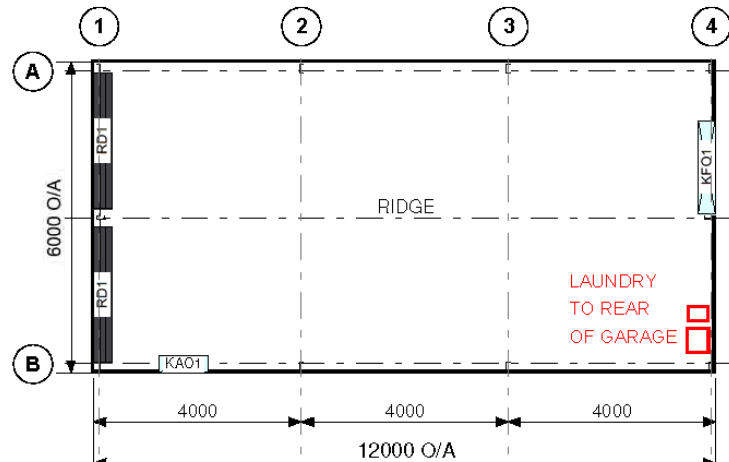
ceo
architectural cad design + presentation

CLIENT **G. & K. CULSHAW**
PROJECT **PROPOSED NEW RESIDENCE**
LOCATION **LOT 1 - DP 314533
3 OAK ROAD MATCHAM NSW**

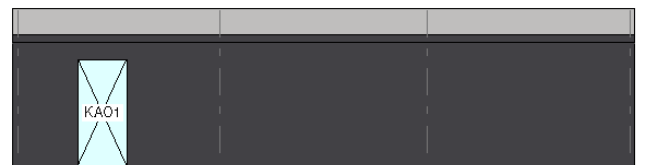
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GENERAL NOTES:
Signed dimensions take precedence, do not scale from plans. If in DOUBT ASK.
Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions.
Any amended or omitted details shall be subject to subsequent correction by CEO and the documents are issued.
These drawings are to be read in conjunction with the relevant client/builder contract. The contract is to take precedence over these drawings in all matters.
All work to be carried out in a tradesman like manner, and in accordance with local codes, the NCA, Australian Standards and any relevant authority requirements.
All concrete and structural details to engineer's specification. - Engineers details and specifications take precedence over these plans.
Finished ground levels are approximate only and should be confirmed onsite.

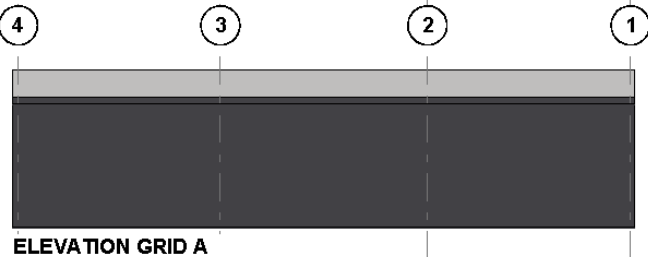
SHEET TITLE
STAGE 2 - CROSS SECTION
SHEET No. **A07** JOB No. **C2747**



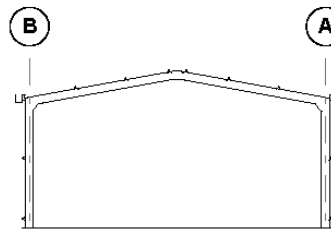
FRAME ROOF PLAN



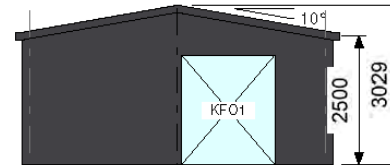
ELEVATION GRID B



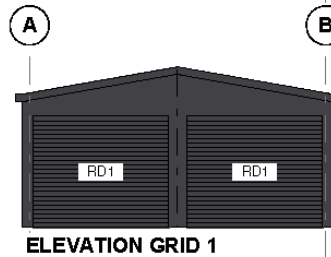
ELEVATION GRID A



SECTION GRID 2, 3



ELEVATION GRID 4



ELEVATION GRID 1



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CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	SH
WALLS	MULTICLAD 0.35 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	SHEERLINE	CB	MO
DOWNPIPE	100x50	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadour, R.D, Residential "R1F", 2055 high x 2610 wide Clear Opening C/B
1	KAO1	Access Door Opening, 38 Recess C/B (D). Door must be fitted
1	KFO1	2100H x 1800W Framed Opening. Door must be fitted

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT

Kylie Culshaw

SITE

3 Oak Road
MATCHAM NSW 2250

BUILDING

SUNDOWN DELUXE
6000 SPAN x 2500 EAVE x 12000 LONG

TITLE

GENERAL ARRANGEMENT

SCALE
A4 SHEET 1:125

DRAWING NUMBER
GOSF02-11620.01

PAGE
1/1