

Central
Coast
Council

Welcome to Central Coast Council

Central Coast Council
Business Paper
Ordinary Meeting
8 October 2018



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 P 02 4350 5555 | **Gosford Office:** 49 Mann St / PO Box 21 Gosford 2250 P 02 4325 8222
E ask@central.nsw.gov.au | W www.centralcoast.nsw.gov.au | ABN 73 149 644 003

Meeting Notice

**The Ordinary Meeting
of Central Coast Council
will be held in the Council Chamber,
Level 1, 49 Mann Street, Gosford on
Monday 8 October 2018 at 6.30 pm,
for the transaction of the business listed below:**

Acknowledgement of Country

1 Procedural Items

- 1.1 Disclosure of Interest 4
- 1.2 Confirmation of Minutes of Previous Meetings..... 6
- 1.3 Notice of Intention to Deal with Matters in Confidential Session30

2 Planning Reports

- 2.1 DA 54008/2018 - Proposed Dwelling Additions and Studio over new
Garage at 5 Patricia Place, Killcare32
- 2.2 DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House,
Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable
Garden and Retaining Walls at 9A Broadwater Drive Saratoga.....98
- 2.3 Draft Tree Management Chapter 160

3 General Reports

- 3.1 Deferred Item - Code of Conduct Review Panel 202
- 3.2 Response to Notice of Motion - Central Coast Drought Assistance 206
- 3.3 Response to Notice of Motion - Low Cost Loan Initiative Adoption..... 210
- 3.4 Response to Notice of Motion - Ward Names and consideration of
changes 212
- 3.5 Meeting Record of the Coastal Open Space System (COSS) Committee
held on 25 July 2018 216
- 3.6 Fire Safety Inspection report 89-91 Scenic Dr Budgewoi..... 223
- 3.7 Draft Gosford City Centre Development Control Plan 228

4 Information Reports

- 4.1 Meeting Record of the Catchments and Coast Committee - Tuggerah
Lakes held on 29 August 2018 245
- 4.2 Niche Tourism - Volunteer and Research Tourism..... 249
- 4.3 Response to Notice of Motion - Cash Flow Statements 252

5 Answers to Questions on Notice

5.1	QON - Q30/18 - Accusations.....	254
5.2	QON - Q62/18 - Asbestos.....	257
5.3	QON - Q107/18 - Register of Art.....	258
5.4	QON - Q121/18 - Wamberal Beach - Terminal Protection Committee.....	259
5.5	QON - Q122/18 - Daily Collections of Asbestos from Wamberal to Terrigal Beach	260
5.6	QON - Q135/18 - Coal Alliance	261

6 Notices of Motion

6.1	Notice of Motion - Major Water Park Opportunity Investigations for the Central Coast.....	262
6.2	Notice of Motion - Mannering Park/Chain Valley Bay Shared Pathway	263
6.3	Notice of Motion - Coastal and Estuary Grants.....	264
6.4	Notice of Motion - Central Coast Dredging.....	265
6.5	Notice of Motion - Proposed Sale of 1 Warren Road Warnervale.....	266
6.6	Notice of Motion - Extension to Affordable Housing Strategy Exhibition.....	267
6.7	Notice of Motion - The Iconic Development Sites Plan	269
6.8	Notice of Motion - Mystery Shop to test Council Services	270

7 Questions on Notice Asked

Gary Murphy

Chief Executive Officer

Item No: 1.1
Title: Disclosure of Interest
Department: Governance



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13338302

Chapter 14 of the *Local Government Act 1993* ("LG Act") regulates the way in which the councillors and relevant staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public functions.

Section 451 of the LG Act states:

- (1) *A councillor or a member of a council committee who has a pecuniary interest in any matter with which the council is concerned and who is present at a meeting of the council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.*
- (2) *The councillor or member must not be present at, or in sight of, the meeting of the council or committee:*
 - (a) *at any time during which the matter is being considered or discussed by the council or committee, or*
 - (b) *at any time during which the council or committee is voting on any question in relation to the matter.*
- (3) *For the removal of doubt, a councillor or a member of a council committee is not prevented by this section from being present at and taking part in a meeting at which a matter is being considered, or from voting on the matter, merely because the councillor or member has an interest in the matter of a kind referred to in section 448.*
- (4) *Subsections (1) and (2) do not apply to a councillor who has a pecuniary interest in a matter that is being considered at a meeting, if:*
 - (a) *the matter is a proposal relating to:*
 - (i) *the making of a principal environmental planning instrument applying to the whole or a significant part of the council's area, or*
 - (ii) *the amendment, alteration or repeal of an environmental planning instrument where the amendment, alteration or repeal applies to the whole or a significant part of the council's area, and*
 - (a1) *the pecuniary interest arises only because of an interest of the councillor in the councillor's principal place of residence or an interest of another person*

1.1 Disclosure of Interest (contd)

(whose interests are relevant under section 443) in that person's principal place of residence, and

- (b) the councillor made a special disclosure under this section in relation to the interest before the commencement of the meeting.*
- (5) The special disclosure of the pecuniary interest must, as soon as practicable after the disclosure is made, be laid on the table at a meeting of the council and must:*
 - (a) be in the form prescribed by the regulations, and*
 - (b) contain the information required by the regulations.*

Further, the Code of Conduct adopted by Council applies to all councillors and staff. The Code relevantly provides that if a councillor or staff have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed as well as providing for a number of ways in which a non-pecuniary conflicts of interests might be managed.

Recommendation

That Council now disclose any conflicts of interest in matters under consideration by Council at this meeting.

Attachments

Nil

Item No: 1.2
Title: Confirmation of Minutes of Previous Meetings
Department: Governance

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13338306



Summary

Confirmation of minutes of the Ordinary Meeting of the Council held on 24 September 2018.

A motion or discussion with respect to the Minutes is not order except with regard to their accuracy as a true record of the proceedings.

Recommendation

That Council confirm the minutes of the Ordinary Meeting of the Council held on 24 September 2018.

Attachments

Nil



Central Coast Council

**Minutes of the
Ordinary Council Meeting of Council**

Held in the Council Chamber

2 Hely Street, Wyong

on 24 September 2018

Commencing at 6.30PM

Present

Mayor Jane Smith and Councillors Greg Best, Jillian Hogan, Doug Vincent, Chris Burke, Louise Greenaway, Kyle McGregor, Bruce McLachlan, Jilly Pilon, Lisa Matthews, Jeff Sundstrom, Rebecca Gale Collins, Chris Holstein, Troy Marquart and Richard Mehrtens.

In Attendance

Gary Murphy (Chief Executive Officer), Boris Bolgoff (Acting Director Assets, Infrastructure and Business), Julie Vaughan (Director Connected Communities), Scott Cox (Director Environment and Planning) and Brian Glendenning (Executive Manager Governance).

The Mayor, Jane Smith, declared the meeting open at 6.31pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Mayor, Jane Smith read an acknowledgement of country statement.

1.1 Disclosure of Interest

2.1 Deferred Item - Mayoral Minute - Review of Community Facilities

Councillor Gale Collins declared a pecuniary interest in the matter as she is on the Board of Coast Community Connections, Mc Masters Road, Woy Woy. Councillor Gale Collins left the chamber at 6.51pm, returning at 7.14pm and did not participate in discussion and voting.

Councillor Hogan declared a pecuniary interest in the matter as the organisation she works for, San Remo Neighbourhood Centre, is a tenant of several community buildings and associated parklands. Councillor Hogan left the chamber at 6.51pm, returning at 7.13pm and did not participate in discussion and voting.

4.1 Gosford Cultural Precinct

Councillor Holstein declared a pecuniary interest in the matter as he is employed by a tenant of ET Australia. Councillor Holstein left the chamber at 7.46pm, returning at 8.20pm and did not participate in discussion and voting.

7.1 Notice of Motion - 2019 State and Federal Election Funding Opportunities

Councillor Mehrtens declared a less than significant non-pecuniary interest in the matter as he is employed by a local State Member of Parliament who may have a say in funding opportunities. Councillor Mehrtens chose to remain in the chamber and participate in discussion and voting as the matter is not one he considers requires him to subvert his responsibilities as a local Councillor, nor one his employer would consider an issue.

7.4 Notice of Motion - Local Procurement Policy and Buy Local Campaign for Central Coast Council

Councillor Marquart declared a pecuniary interest in the matter as he is the Director of a local company that provides service to Central Coast Council. Councillor Marquart left the chamber at 10.16pm, returning at 10.29pm and did not participate in discussion and voting.

Moved: Mayor Smith
Seconded: Councillor Burke

Resolved

965/18 That Council receive the report on Disclosure of Interest and note advice of disclosures.

For:
Unanimous

Procedural Motion - Recommit**Moved:** **Councillor Vincent****Seconded:** **Councillor Best****Resolved**

966/18 ***That Council recommit Item 1.1 – Disclosure of Interest to allow for additional disclosures to be made by Councillors.***

For:**Unanimous****2.1 Deferred Item - Mayoral Minute - Review of Community Facilities**

Councillor Greenaway declared a less than significant non-pecuniary interest in the matter as she is a member of various community/sporting groups in the community. Councillor Greenaway chose to remain in the chamber and participate in discussion and voting as the conflict is minor and will not affect her ability to execute her public duty.

5.2 Busking on Footpaths

Councillor Pilon declared a less than significant non-pecuniary interest in the matter as her son held a Council busking licence. Councillor Pilon chose to remain in the chamber and participate in discussion and voting as the licence is no longer held.

Councillor Vincent declared a less than significant non-pecuniary interest in the matter as his children are musicians who may perform on the Central Coast. Councillor Vincent chose to remain in the chamber and participate in discussion and voting as it is a region wide policy.

Moved: **Councillor Gale Collins****Seconded:** **Councillor Pilon****Resolved**

967/18 ***That Council receive the report on Disclosure of Interest and note advice of disclosures.***

For:**Unanimous**

1.2 Confirmation of Minutes of Previous Meetings**Moved:** **Councillor Gale Collins****Seconded:** **Councillor MacGregor**

Resolved

968/18 That Council confirm the minutes of the Ordinary Meeting of the Council held on 10 September 2018 with amendments to the following items:

Item 2.1 Mayoral Minute - Central Coast Tourism Advisory Committee;

- 900/18 That Council establish a Central Coast Tourism Advisory Committee.**
- 901/18 That Council invite Councillors to indicate their interest in participating in the committee.**
- 902/18 That Council request the Chief Executive Officer provide a report to the first Ordinary Meeting in November including a draft Terms of Reference and recommendations regarding the membership structure of the committee (ie. stakeholder representation).**

Item 1.1 Disclosure of Interest – Councillor Greenaway declared a less than significant non pecuniary interest after the meeting in Item 4.3 - Request to Name Park - Corner Coburg and Wells Streets East Gosford.

**For:
Unanimous**

1.3 Notice of Intention to Deal with Matters in Confidential Session

Moved: Councillor Burke
Seconded: Councillor Sundstrom

Resolved

969/18 That the Council resolve that the following matters be dealt with in closed session, pursuant to s. 10A(2)(c) of the Local Government Act 1993 for the following reasons:

Item: 8.1

Title: Response to Notice of Motion - Council After Hours Call Centre Relocated to Central Coast

Reason for considering in closed session:

2(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item: 8.2**Title: Snowy Hydro Scheme Legacy Fund****Reason for considering in closed session:**

2(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

For:

Mayor Smith and Councillors Marquart, Holstein, Mehrtens, Sundstrom, Matthews, MacGregor, McLachlan, Greenaway, Burke, Vincent and Hogan

Against:

Councillors Best, Pilon and Gale Collins

Procedural Motion – Exception

Moved: Mayor Smith

Seconded: Councillor MacGregor

Resolved

970/18 That with the exception of the following reports, Council adopt the recommendations contained in the remaining reports:

Item 2.1 - Deferred Item - Mayoral Minute - Review of Community Facilities
Item 3.2 - Classification of Land, Lots 155, 156 and 157 DP 1234460 at Pacific Highway, Hamlyn Terrace
Item 3.3 - Classification of Land, Lot 8 DP 1244627 at Hamlyn Road, Hamlyn Terrace
Item 4.1 - Gosford Cultural Precinct – Amended Item
Item 4.2 - Amended Code of Meeting Practice and consideration of submissions
Item 4.3 - Plastic Wise Policy / Program
Item 4.5 - Code of Conduct Review Panel
Item 4.6 - 2018 Local Government NSW Annual Conference - Voting Delegate
Item 5.1 - 2018/19 Capital Works Project Status
Item 7.1 - Notice of Motion - 2019 State and Federal Election Funding Opportunities
Item 7.2 - Notice of Motion - Council's Genuine Appreciation
Item 7.3 - Notice of Motion - Special Commission of Inquiry into Mangrove Mountain and Spencer illegal dumping
Item 7.4 - Notice of Motion - Local Procurement Policy and Buy Local Campaign for Central Coast Council
Item 7.5 - Notice of Motion - Woy Woy Rail Underpass – Development of a Business Case
Item 8.1 - Response to Notice of Motion - Council After Hours Call Centre Relocated to Central Coast
Item 8.2 - Snowy Hydro Scheme Legacy Fund

971/18 That Council adopt the following items en-masse and in accordance with the report recommendations:

Item 3.1 - Acquisition of Land at Somersby Industrial Park for Road Widening
Item 4.4 - Meeting Record of the Mangrove Mountain and Spencer Advisory Committee held on 21 August 2018
Item 5.2 - Busking on Footpaths
Item 5.3 - Investment Report for August 2018

For:
Unanimous

2.1 Deferred Item - Mayoral Minute - Review of Community Facilities

Councillor Gale Collins declared a pecuniary interest in the matter as she is on the Board of Coast Community Connections, Mc Masters Road, Woy Woy. Councillor Gale Collins left the chamber at 6.51pm, returning at 7.14pm and did not participate in discussion and voting.

Councillor Greenaway declared a less than significant non-pecuniary interest in the matter as she is a member of various community/sporting groups in the community. Councillor Greenaway chose to remain in the chamber and participate in discussion and voting as the conflict is minor and will not affect her ability to execute her public duty.

Councillor Hogan declared a pecuniary interest in the matter as the organisation she works for, San Remo Neighbourhood Centre, is a tenant of several community buildings and associated parklands. Councillor Hogan left the chamber at 6.51pm, returning at 7.13pm and did not participate in discussion and voting.

Moved: Mayor Smith
Seconded: Councillor Vincent

Resolved

972/18 That Council note the deferred Mayoral Minute – Review of Arrangements for Council Community Facilities report which is Attachment 1 to this report.

973/18 That Council establish a working group comprising interested Councillors and relevant staff to undertake a review of the use and management of community facilities.

974/18 That Council engage with the community in order to identify key issues and determine the scope of the review.

975/18 That Council request the Chief Executive Officer to engage an appropriate facilitator, if required, to assist with the review.

- 976/18** *That Council be provided with a progress report at the first meeting in February 2019 outlining key actions and milestones in the review process.*

For:

Mayor Smith and Councillors Holstein, Mehrtens, Sundstrom, Gale Collins, MacGregor, McLachlan, Greenaway, Burke and Vincent

Against:

Councillors Marquart, Matthews, Pilon and Best

3.1 Acquisition of Land at Somersby Industrial Park for Road Widening

Moved: **Mayor Smith**

Seconded: **Councillor MacGregor**

Resolved

- 977/18** *That Council acquire the following land as public road:*

*Part Lot 4 DP 1117622 at 231 Wisemans Ferry Road, Somersby
Part Lot 1 DP 595392 at 241 Wisemans Ferry Road, Somersby.*

- 978/18** *That Council proceed to compulsorily acquire the land in the event that negotiations with the property owners cannot be satisfactorily resolved.*

- 979/18** *That Council apply to the Minister for Local Government for the approval of the Minister and the consent of the Governor in order to proceed with the compulsory acquisition, pursuant to the provisions of the Land Acquisition (Just Terms Compensation) Act 1991.*

For:

Unanimous

3.2 Classification of Land, Lots 155, 156 and 157 DP 1234460 at Pacific Highway, Hamlyn Terrace

Moved: **Mayor Smith**

Seconded: **Councillor Vincent**

Resolved

- 980/18** *That Council classify the land known as Lots 155, 156 and 157 DP 1234460 at 590-600 Pacific Highway, Hamlyn Terrace as Community Land pursuant to the Local Government Act 1993.*

For:
Mayor Smith and Councillors Holstein,
Mehrtens, Sundstrom, Matthews,
MacGregor, Greenaway, Burke, Vincent and
Hogan

Against:
Councillors Marquart, Gale Collins, Pilon,
McLachlan and Best

3.3 Classification of Land, Lot 8 DP 1244627 at Hamlyn Road, Hamlyn Terrace

Moved: Councillor Greenaway

Seconded: Councillor MacGregor

Resolved

981/18 That Council resolve, pursuant to s. 31 of the Local Government Act 1993, that the land known as Lot 8 DP 1244627 (at Hamlyn Road, Hamlyn Terrace) be classified as "community".

For:
Mayor Smith and Councillors Holstein,
Mehrtens, Sundstrom, Matthews,
MacGregor, Greenaway, Burke, Vincent and
Hogan

Against:
Councillors Marquart, Gale Collins, Pilon,
McLachlan and Best

4.1 Gosford Cultural Precinct

Councillor Holstein declared a less than significant pecuniary interest in the matter as he is employed by a tenant of ET Australia. Councillor Holstein left the chamber at 7.46pm, returning at 8.20pm and did not participate in discussion and voting.

Moved: Councillor Mehrtens

Seconded: Councillor Matthews

Resolved

982/18 That Council confirm that its preferred option for the Gosford Regional Library and Regional Performing Arts and Conference Centre (RPACC) is Option 7.2, as presented in the attached Confidential Attachment 2 – Gosford Cultural Precinct Schematic Designs.

983/18 That Council request that the Chief Executive Officer proceed with detailed design development of the Gosford Cultural Precinct, based on Option 7.2 and conforming to the appropriate planning legislation, to facilitate submission of a Development Application to the relevant consent authority.

- 984/18 *That Council request the Chief Executive Officer negotiate and execute a Deed of Agreement with ET Australia to acquire the land known as Lot 11 DP 746819 (which has a street address of 123B-125A Donnison Street, Gosford).*
- 985/18 *That Council request that the Chief Executive Officer continue to proceed with acquisition of the lots included in Confidential Attachment 12 by private treaty, or by a compulsory process in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.*
- 986/18 *That Council request that the Chief Executive Officer invite expressions of interest or tenders for the appointment of a suitably experienced commercial agent to commence pre-leasing for the proposed commercial and retail space located within the selected Option 7.2.*
- 987/18 *That Council approve a \$4,319,930 increase to the 2018-19 capital budget to accommodate the proposed delivery program as detailed in Confidential Attachment 1 – Gosford Cultural Precinct Project Briefing Paper.*
- 988/18 *That the Mayor and Chief Executive Officer seek urgent discussions with both State and Federal Government funding bodies to assist with the funding shortfall for these much needed community projects.*
- 989/18 *That Council resolve, pursuant to s.11(3) of the Local Government Act 1993, that all the confidential attachments to this report remain confidential, as the information in those attachments would, if disclosed, confer a commercial advantage on a person with whom the Council proposes to conduct business with.*

A division was called by Councillor Best.

For:

Mayor Smith and Councillors Mehrrens, Sundstrom, Gale Collins, Matthews, MacGregor, Pilon, Greenaway, Burke, Vincent and Hogan

Against:

Councillors Marquart, McLachlan and Best

4.2 Amended Code of Meeting Practice and consideration of submissions

Moved: Councillor Holstein

Seconded: Councillor MacGregor

Resolved

- 990/18 *That Council note that a Councillor Briefing session was held on Monday 13 August 2018 at which further feedback was received from Councillors and included in the amended Code of Meeting Practice that is Attachment 1 to this Report.*

- 991/18 *That Council note that one submission was received during the exhibition period that is Attachment 2 to this Report.*
- 992/18 *That, having given consideration to all submissions and feedback received concerning the draft Code of Meeting Practice as required by s. 362 of the LG Act 1993, Council in accordance with s. 360 of the Local Government Act 1993 adopt the Code of Meeting Practice that is Attachment 1 to this report with the following amendments to the identified parts:*
- 32 *The Council or Committee must not resolve to adopt any item of business under Part D Clause 30 that a Councillor has identified as being one they wish to speak on. To assist in this process, Councillors may identify the item of business on the agenda they wish to speak on by notifying meeting support staff by 10 AM on the day of the Ordinary Meeting of Council.*
- 52 *To speak at a public forum, a person should first make an application to Council in the approved form that is Annexure 1 'Request to Speak Form' which contains guidelines for Speakers' participation in a public forum.*
- 53 *Applications to speak at the public forum must be received by 10 AM on the day of the Council Meeting, and must identify the item of business on the agenda of the Council Meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.*
- 56 *Serving Councillors are not permitted to speak at a public forum.*
- 60 *If more than two speakers apply to speak 'for' or 'against' any item of business, the Chief Executive Officer or their delegate may request the speakers to nominate from among themselves the persons who are to address Council on the item of business. To facilitate this, the speakers contact details contained in the 'Request to Speak Form' (Annexure 1) may be passed onto others with their prior consent.*
- 61 *If the speakers are not able to agree on whom to nominate to address Council, the Chief Executive Officer or their delegate is to determine who will address Council at the public forum based on the sequence of registration.*
- 70 *Speakers are not permitted to ask questions.*
- 70A *The public forum be webcast by Council subject to the Chairperson making a statement informing those in attendance that the forum is being webcast and that those in attendance should refrain from making any defamatory statements.*

For:
Mayor Smith and Councillors Holstein, Mehrstens, Sundstrom, Matthews, MacGregor, McLachlan, Greenaway, Burke, Vincent and Hogan

Against:
Councillors Marquart, Gale Collins and Best

Abstain: Councillor Pilon

The meeting adjourned at 9.11pm and resumed at 9.25pm.

4.3 Plastic Wise Policy / Program

Moved: Councillor Greenaway
Seconded: Mayor Smith

Resolved

993/18 That Council defer consideration of the draft policy to allow the conduct of a briefing, including consideration of the following points:

- **A commitment to providing leadership in the community through policy and practice.**
- **Building capacity within the community for change in social practices, via:**
 - i) promoting alternatives to single use plastic**
 - ii) ensuring that all public events and functions held on Council property and public open space promote and practice waste avoidance principles by:**
 - minimising the amount of waste generated**
 - prohibiting the sale and/or distribution of single -use plastic products and single use sachets, polystyrene, plastic bags, plastic straws and/or balloons**

994/18 That Council request the Chief Executive Officer to support and assist organisations or individuals organising an event to comply with this policy, however, if there is ongoing poor adherence to this policy, officers may recommend that these events not be supported or approved by Council.

For:
Mayor Smith and Councillors Holstein,

Against:
Councillors Marquart, Gale Collins and

**Mehrtens, Sundstrom, Matthews, Burke
MacGregor, Pilon, McLachlan, Greenaway,
Vincent, Hogan and Best**

**4.4 Meeting Record of the Mangrove Mountain and Spencer Advisory
Committee held on 21 August 2018**

**Moved: Mayor Smith
Seconded: Councillor MacGregor**

Resolved

995/18 That Council note this report and the draft Meeting Record of the Mangrove Mountain and Spencer Advisory Committee held on 21 August 2018 that is Attachment 1 to this report.

**For:
Unanimous**

4.5 Code of Conduct Review Panel

Councillor Greenaway left the chamber at 9.34pm, returning at 9.47pm and did not participate in discussion and voting.

**Moved: Mayor Smith
Seconded: Councillor Matthews**

Resolved

996/18 That Council defer this matter to Ordinary Meeting of 8 October 2018 to allow for information to be provided to Councillors.

**For:
Unanimous**

4.6 2018 Local Government NSW Annual Conference - Voting Delegate

Councillor Greenaway left the chamber at 9.34pm, returning at 9.47pm and did not participate in discussion and voting.

Moved: Councillor Matthews
Seconded: Councillor Gale Collins

Resolved

997/18 That Council appoint the following Councillor as the seventh voting delegate for voting on motions at the 2018 Local Government NSW Annual Conference:

- Councillor Best

998/18 That Council request the Chief Executive Officer notify Local Government NSW of the replacement appointment no later than 5.00pm Tuesday, 2 October 2018.

999/18 That Council request the Chief Executive Officer to provide information on the motions submitted to the conference to all Councillors.

For:	Against:
Mayor Smith and Councillors Marquart, Holstein, Mehrrens, Sundstrom, Gale Collins, Matthews, Pilon, McLachlan, Burke, Vincent, Hogan and Best	Councillor MacGregor

5.1 2018/19 Capital Works Project Status

Moved: Councillor Gale Collins
Seconded: Councillor Holstein

Resolved

1000/18 That Council receive the report on 2018/19 Capital Works Project Status.

For:
Unanimous

5.2 Busking on Footpaths

Councillor Pilon declared a less than significant non-pecuniary interest in the matter as her son held a Council busking licence. Councillor Pilon chose to remain in the chamber and participate in discussion and voting as the licence is no longer held.

Councillor Vincent declared a less than significant non-pecuniary interest in the matter as his children are musicians who may perform on the Central Coast. Councillor Vincent chose to remain in the chamber and participate in discussion and voting as it is a region wide policy.

Moved: Mayor Smith

Seconded: Councillor MacGregor

Resolved

1001/18 That Council receive the report on Busking on Footpaths.

For:

Unanimous

5.3 Investment Report for August 2018

Moved: Mayor Smith

Seconded: Councillor MacGregor

Resolved

1002/18 That Council receive the Investment Report for August 2018.

For:

Unanimous

7.1 Notice of Motion - 2019 State and Federal Election Funding Opportunities

Councillor Mehrstens declared a less than significant non-pecuniary interest in the matter as he is employed by a local State Member of Parliament who may have a say in funding opportunities. Councillor Mehrstens chose to remain in the chamber and participate in discussion and voting as the matter is not one he considers requires him to subvert his responsibilities as a local Councillor, nor one his employer would consider an issue.

Moved: Councillor Best
Seconded: Councillor McLachlan

Resolved

- 1003/18** *That Council recognises the potential and significant electoral funding opportunities that now exist in the lead up to the 2019 State and Federal Elections.*
- 1004/18** *That Council, through its now significant influence as the States third largest LGA, seeks to leverage electoral funding opportunities.*
- 1005/18** *That Council resolve to engage with its community (including but not limited to its business community) in a constructive and bipartisan way to identify and prioritise key projects for electoral funding consideration, such funding to include but not be limited to the Snowy Hydro Funding Scheme that is subject of report 8.2 to this meeting of Council.*
- 1006/18** *That Council request that the Chief Executive Officer provide an urgent report to the Council in October 2018 setting out a proposed strategy for the Council pursuing electoral funding opportunities and to identify the projects to be identified for such funding.*

For:
Unanimous

7.2 Notice of Motion - Council's Genuine Appreciation

Councillor Greenaway left the chamber at 9.57pm, returning at 10.00pm and did not participate in discussion and voting.

Moved: Councillor Best
Seconded: Councillor MacGregor

Resolved

- 1007/18** *That Council recognises the outstanding contribution over the years made by Mr Brian Glendenning in his role as Council's Legal Counsel.*

- 1008/18** *That Council further takes this opportunity to thank Mr Glendenning for his leadership and professionalism as Council's Acting General Manager in what can be best described as a particularly challenging period.*
- 1009/18** *That Council respects Mr Glendenning's decision to move on and wishes him and his family every success in their future endeavours.*

For:

Unanimous

7.3 Notice of Motion - Special Commission of Inquiry into Mangrove Mountain and Spencer illegal dumping

Councillor Best left the chamber at 10.13pm, returning at 10.16pm and did not participate in discussion and voting.

Moved: **Councillor MacGregor**

Seconded: **Councillor Mehrtens**

Resolved

- 1010/18** *That Central Coast Council make urgent representations to the NSW State Government in support of a Special Commission of Inquiry in the Mangrove Mountain and Spencer land fill sites.*
- 1011/18** *That Central Coast Council condemns the frequency and extent of illegal dumping across the Central Coast particularly in the suburbs of Kulnura and Spencer and acknowledges that ongoing investigations into and potential prosecutions in relation to these issues.*
- 1012/18** *That Council write to the relevant NSW Minister(s) and Shadow Minister(s) as well as the NSW Legislative Council cross bench spokespersons on the environment or relevant portfolio are to inform them of these decisions.*
- 1013/18** *That Council request the Chief Executive Officer give consideration to pro-actively releasing any response to its earlier representations and correspondence to the NSW Government informing them of its support for a Special Commission of Inquiry into Mangrove Mountain landfill site.*

For:

Mayor Smith and Councillors Holstein, Mehrtens, Sundstrom, Gale Collins, Matthews, MacGregor, Pilon, McLachlan, Burke, Vincent and Hogan

Against:

Councillors Marquart, Gale Collins and Burke

7.4 Notice of Motion - Local Procurement Policy and Buy Local Campaign for Central Coast Council

Councillor Marquart declared a pecuniary interest in the matter as he is the Director of a local company that provides service to Central Coast Council. Councillor Marquart left the chamber at 10.16pm, returning at 10.29pm and did not participate in discussion and voting.

Moved: Councillor MacGregor

Seconded: Councillor Mehrtens

Resolved

- 1014/18** *That Council request the Chief Executive Officer instigate necessary steps to formulate and develop a local procurement policy for Council in consultation with relevant staff and councillors with a view to this policy being included in next year's operational budget and adopted by Council as soon as possible.*
- 1015/18** *That Council ensure this local procurement policy consider relevant options to engage local labour and local businesses products and services in the delivery of council services that are not delivered by directly employed staff or council directorates.*
- 1016/18** *That Council consider favouring local workers and local businesses in the tendering processes as an option, or consider if weightings or ratios are appropriate for these tenders to encourage the use of local workers and businesses in delivering services and stimulating our local economy through the fiscal activity of Central Coast Council.*
- 1017/18** *That Council consider support for a buy local campaign that promotes and encourages the purchase and use of local businesses services and products by our local community similar to the buy Australian made campaign that has been so successful at the national level for Australian businesses.*
- 1018/18** *That Council recognise the unique skills, products, produce and exceptionally high quality of our local workforce and small businesses particularly in the agriculture, construction and manufacturing sectors and seek to promote these to strengthen our local economy and local community.*

For:

Unanimous

7.5 Notice of Motion - Woy Woy Rail Underpass – Development of a Business Case

Moved: Mayor Smith**Seconded: Councillor Holstein****Resolved**

1019/18 That Council make representation to the State Government in order to secure funding for the development of a Business Case for the construction of a new railway underpass at Woy Woy so as to remove the Rawson Road level crossing.

1020/18 That Council request the Chief Executive Officer provide a briefing to Councillors on costing of a business case for Woy Woy underpass.

For:**Unanimous****Procedural Motion – Extension of Meeting****Moved: Mayor Smith****Seconded: Councillor Holstein****Resolved**

1021/18 That Council extend the meeting to consider items 8.1, 8.2 and Questions on Notice.

For:**Unanimous****Procedural Motion – Closed Session****Moved: Councillor Sundstrom****Seconded: Councillor Burke****Resolved**

1022/18 That Council move into closed session to consider Confidential Items 8.1 and 8.2.

For:**Unanimous**

At this stage of the meeting being 10.38pm the meeting moved into Confidential Session with the members of the press and public excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action is taken in accordance with Section 10a of The Local Government Act, 1993 as the items listed come within the following provisions:-

- 2(c) *information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

Procedural Motion – Open Session

Moved: Mayor Smith
Seconded: Councillor Holstein

Resolved

1023/18 That Council move into open session.

For:
Unanimous

Councillor Matthews left the chamber at 11.06pm and did not return.

Councillor Best left the chamber at 11.07pm and did not return.

The meeting resumed in open session at 11.26pm and the Chief Executive Officer reported on proceedings of the confidential session of the ordinary meeting as follows:

8.1 Response to Notice of Motion - Council After Hours Call Centre Relocated to Central Coast

1024/18 That Council request the Chief Executive Officer provide a report on the tender process including any local content.

8.2 Snowy Hydro Scheme Legacy Fund

1025/18 That Council receive the report on Snowy Hydro Scheme Legacy Fund.

1026/18 That Council note the inclusion of the Gosford Regional Cultural Precinct as a priority project.

- 1027/18** *That Council request the Chief Executive Officer to provide a further report on the Tuggerah Smart Transit Orientated Development with an outline of the staging of the project including indicative costs, issues and constraints at each stage of the project.*
- 1028/18** *That Council request the Chief Executive Officer to provide a further report on Council's commitments to each of the remaining priority projects including funding, in-kind contributions or staging of works for each project.*
- 1029/18** *That the information from (3) and (4) above is reported to Council by end of November 2018 or the determination of the Snowy Hydro Legacy Fund.*
- 1030/18** *That Council request the Chief Executive Officer to advocate for the Warnervale Employment Zone to be included in the Snowy Hydro Legacy Fund.*

Questions on Notice

Q172/18 QON - Political Signage
Councillor Troy Marquart

*Can you please confirm Councils' position and the current rules governing political signage being placed upon Council assets or power poles by individuals in the Central Coast region?
Does Council enforce these rules?*

Q173/18 QON - Patonga Wharf
Councillor Rebecca Gale Collins

Can Council investigate the condition of Patonga Wharf due to excessive use during the ferry diversion from Ettalong Wharf?

Q174/18 QON - Section 94 Developer Contribution Fund
Councillor Rebecca Gale Collins

How does Council intend allocating the \$96 million unallocated funding within the Section 94 Developer Contribution Funds?

Q175/18 QON - Water Theft
Councillor Kyle MacGregor

With the NSW drought increasing in severity and anecdotal reports of water carting and haulage theft on private and public land without authorisation likely to increase as it did while we suffering the severe drought of the early 2000's. What steps can council, other levels of government or regulatory bodies or local residents take to ensure that water theft is reported and dealt with appropriately if, when and where it is occurring?

Q176/18 QON - Universal Toilet Key Program
Councillor Kyle MacGregor

What is the status of the universal disabled toilet key program? I have been informed that these keys cost individuals \$11 each to purchase and are hard to use. What steps are Council taking or have taken to make disabled toilets more accessible and utilised by local residents and visitors to our region in a safe and universally accessible manner?

Response from Julie Vaughan, Director Connected Communities

That is an action in the Disability Inclusion Action Plan to actually have a whole program. That includes identifying which toilets are fitted with the keys and then relevant information. It does cost an individual to receive one of those keys and there are processes around that as well.

Q177/18 QON - Consultation Meetings - Affordable and Alternative Housing
Councillor Jilly Pilon

With regards to community concerns, is it possible to have consultation meetings with the community regarding the Central Coast Affordable and Alternative Housing Strategy and can that be extended for a period?

Response from Julie Vaughan, Director Connected Communities

The strategy was developed following extensive community consultation. At the moment the strategy is on exhibition and finishes on 8 October 2018. As the strategy is on exhibition it may be something we need to consider as we bring the report back. It's a draft at the moment. A lot of it is about high level planning. I'm hearing that there are large numbers of people in support and obviously there are some questions as well. It may be something that you want to do as Ward Councillors rather than a whole program again.

Q178/18 QON - Granny Flats
Councillor Bruce McLachlan

Would it be possible to get a report on the number of granny flats that have been approved in the last two years? I don't think the Affordable Housing has taken into consideration the number of granny flats coming online for the rental stock.

Q179/18 QON - Boarding Houses - Sites in Bateau Bay
Councillor Bruce McLachlan

I have had a request to identify what sites in Bateau Bay are they talking about rezoning for the boarding houses?

Response from Julie Vaughan, Director Connected Communities

One of the elements of the strategy was to have Judith Stubbs do some work on some Council land but no definite sites have been identified. There is a whole raft of work that would need to be undertaken to identify any particular sites. So in relation to Bateau Bay I know an email had gone through to Scott Cox earlier today and he has forwarded that through to my department. We have identified particular town centres and that comes down to key elements as to what's important with affordable housing in the sense of proximity to transport etc. There are no sites, streets, anything that is identified at present. There is confusion between what is the intention of affordable housing versus social housing. So the Pacific Delmare is social and public housing. The intent of the affordable housing strategy is a suite of different options and is very much about alternative housing options.

Q180/18 QON - Kangy Angy Land Acquisition
Councillor Louise Greenaway

In the business paper there is an answer to one of Councillor McLachlan's Questions on Notice that states that Council received \$2.66 million for the Kangy Angy land acquired for the rail maintenance facility, not \$17 million. The figure of \$17 million has been bandied around for months and there is some recollection that it was used by staff in early briefings. So would staff please comment if possible on where the figure of \$17 million came from or what it may have become associated with and if there were any other monies paid over and above the \$2.66 million?

Q181/18 QON - Answer to Q81/18 - Airport Survey
Councillor Louise Greenaway

The business paper of the meeting of 10 September 2018 purported to provide an answer to my question on notice of Q81/18 which I asked on 28 May 2018, so I re-asked the question at the meeting on 10 September 2018 and I would still ask please if that question could be answered.

Q182/18 QON - Abandoned Boat and Dingy Policy
Councillor Doug Vincent

Residents living on the Tuggerah lakes and Lake Macquarie foreshores have been reporting that many boats and dinghies, which appear abandoned, have been sitting on reserves and foreshores for months and sometimes years. The former Wyong Shire Council had an "Abandoned boat and dingy policy", which staff were progressively implementing and enforcing. Council staff please advise if the Central Coast Council has a similar policy and resources allocated to implement the policy?

Q183/18 QON - Poisoning of Trees
Councillor Doug Vincent

Norah Head Residents have recently advised there is further poisoning of trees on Council's Mazlin Reserve. Over a period of two years, trees along the foreshore have been drilled and had poison poured into the trunk of the trees. Can tree preservation officers or Council rangers meet with concerned residents to discuss what strategies can be used to catch or prosecute the offenders who are poisoning the trees?

Q184/18 QON - Affordable Housing Strategy
Councillor Jillian Hogan

Can staff write a one page report on the difference between social housing, affordable housing and alternative housing?

Response from Julie Vaughan, Director Connected Communities

There is quite a bit of information within the strategy on the differences. Is that something that Councillors would like?

The Meeting closed at 11.40pm.



Item No: 1.3
Title: Notice of Intention to Deal with Matters in Confidential Session
Department: Governance

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13338321

Summary

It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in a closed and confidential Session. The report is incorporated in the "Confidential" business paper which has been circulated.

The *Local Government Act 1993* requires the Chief Executive Officer to identify those matters listed on the business paper which may be categorised as confidential in terms of section 10A of the *Local Government Act 1993*. It is then a matter for Council to determine whether those matters will indeed be categorised a confidential.

Recommendation

That Council receive the report and note that no matters have been tabled to deal with in a closed session.

Context

Section 10A of the *Local Government Act 1993* (the Act) states that a Council may close to the public so much of its meeting as comprises:

- 2(a) *personnel matters concerning particular individuals (other than Councillors),*
- 2(b) *the personal hardship of any resident or ratepayer,*
- 2(c) *information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business,*
- 2(d) *commercial information of a confidential nature that would, if disclosed:*
 - (i) *prejudice the commercial position of the person who supplied it, or*
 - (ii) *confer a commercial advantage on a competitor of the Council, or*
 - (iii) *reveal a trade secret,*
- 2(e) *information that would, if disclosed, prejudice the maintenance of law,*

- 2(f) matters affecting the security of the Council, Councillors, Council staff or Council property,*
- 2(g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,*
- 2(h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.*

Further, the Act provides that Council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public (section 10A(3))

As provided in the Office of Local Government Meetings Practice Note August 2009, it is a matter for the Council to decide whether a matter is to be discussed during the closed part of a meeting. The Council would be guided by whether the item is in a confidential business paper, however the Council can disagree with this assessment and discuss the matter in an open part of the meeting.

Attachments

Nil



Item No: 2.1
Title: DA 54008/2018 - Proposed Dwelling Additions and Studio over new Garage at 5 Patricia Place, Killcare
Department: Environment and Planning

8 October 2018 Ordinary Council Meeting

Trim Reference: F2010/00500 - D13328411
Author: Jarryd Beckman, Building Surveyor
Manager: Wayne Herd, Section Manager Central Coast Building Certification
Executive: Scott Cox, Director, Environment and Planning

Summary

An application has been received for Dwelling Additions and Studio Over New Garage. 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*, 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 the building height exceeding the development standard specified in the Gosford Local Environment Plan 2014 (GLEP 2014). The lift overrun exceeds the permissible building height of 8.5m by 1.63 metres or 19%.

Applicant	cMacd Consulting & Design
Owner	J Blomfield
Application No	54008/2018
Description of Land	Lot 21 DP 235747, 5 Patricia Place Killcare
Proposed Development	Dwelling Additions and Studio Over New Garage
Site Area	734m ²
Zoning	R2 Low Density Residential
Existing Use	Dwelling House
Employment Generation	Nil
Estimated Value	\$374,260.00

Recommendation

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.

Precis:

Proposed Development	Dwelling Additions and Studio Over New Garage.
Permissibility and Zoning	The subject site is zoned R2 Low Density Residential under <i>Gosford Local Environmental Plan 2014</i> . The proposed development is defined as a dwelling house which is permissible in the zone with consent from Council.
Relevant Legislation	<p>The following planning policies and control documents are relevant to the development and were considered as part of the assessment.</p> <p><i>Environmental Planning & Assessment Act 1979 - Section 4.15 (EP&A Act)</i></p> <p><i>Local Government Act 1993 - Section 89 (LGA)</i></p> <p><i>State Environmental Planning Policy No 71 - Coastal Protection (SEPP 71)</i></p> <p><i>State Environmental Planning Policy (Coastal Management) 2018</i></p> <p><i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i></p> <p><i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i></p> <p><i>Gosford Development Control Plan 2013 (GDGP 2013)</i></p> <p>The application has been considered in light of the variations and is considered acceptable.</p>
Current Use	Dwelling House
Integrated Development	No
Submissions	Nil submissions received during the notification period.

Variations to Plans and Policies

Gosford Local Environmental Plan 2014

Clause	4.3 (2)
Standard	Height limit of 8.5 metres.
Departure basis	The proposal seeks a maximum height of 10.13 metres to the top of the lift overrun which runs from the garage level to the level 4 lounge room. This represents a variation of 1.63 metres or 19% at the highest point.

Chapter 3.1. Dwelling Houses, Secondary Dwellings and Ancillary Structures of Gosford
Development Control Plan 2013

Clause	3.1.2.1
Planning Control	Height limit of 8.5m Maximum of three storeys where site constraints such as slope exist.
Departure basis	The proposal seeks a maximum height of 10.13 metres to the top of the lifts overrun which runs from the garage level to the level 4 lounge room. This represents a variation of 1.63 metres or 19% at the highest point. The proposal seeks a dwelling that has four storeys. This is a result of the proposed garage and studio storey being infill under the existing dwelling. The ridge height of the existing dwelling will not be altered.

Clause	3.1.3.1a (i)
Planning Control	The permissible front setback is 3.54m. This is the average of the two adjoining properties.
Departure basis	The proposal seeks a front setback of 232mm to the front garage which is a 93% variation.

Clause	3.1.3.1a (iv)
Planning Control	The permissible setback for the garage shall be 1m behind the front boundary setback, in this case the garage should have a 4.54m front setback.
Departure basis	The proposed garage has a 232mm front boundary setback which is a 95% variation.

Clause	3.1.3.1c
Planning Control	Side boundary setback of 900mm.
Departure basis	The proposal seeks a minimum side boundary setback of 733mm for the garage and studio. The remainder of the building complies with the required side boundary setback as the height of the dwelling decreases with the slope of the site.

Clause	3.1.5
Planning Control	Driveway width is to be a maximum of 4.0m.
Departure basis	The proposed driveway is 4.877 metres wide.

2.1 DA 54008/2018 - Proposed Dwelling Additions and Studio over new Garage at 5 Patricia Place, Killcare (contd)

Clause	3.1.6.1
Planning Control	Maximum cut permitted is 3.0m.
Departure basis	A 4.5m cut is proposed to allow for car parking within the property boundary lines.

Clause	3.1.6.2
Planning Control	Retaining wall must be designed by a professional engineer.
Departure basis	Structural Engineering details have not been provided at DA stage for the retaining walls greater than 600mm high.

The Site

The site is known as No. 5 Patricia Place Killcare and is located on the western side of Patricia Place. The site has an overall area of 734 m² with a street frontage of 15.475 metres and depth of 49.42 metres.

The site slopes steeply from the rear down to the front boundary along Patricia Place.

The site currently has a single dwelling house located on the site that is being modified as part of this application.

The site is zoned R2 Low Density Residential under GLEP 2014.

The site is mapped as bushfire prone land on Councils maps. The proposal has been considered against the provisions of Planning for Bushfire Protection with the appropriate construction requirements that will be included to any consent of Bushfire Attack Level of Flame Zone (FZ) – Entire roof, Northern, Southern and Western elevations and BAL 40 – Eastern elevation.



Figure 1 – Aerial view of Patricia Place with the site highlighted in red. Note property boundary lines are approximate.

Surrounding Development

The properties within Patricia Place are zoned R2 Low Density Residential under GLEP 2014. The existing dwellings in Patricia Place are of a similar scale and height.

The large parcel of land to the North and West is zoned E1 National Parks and Nature Reserve under GLEP 2014.

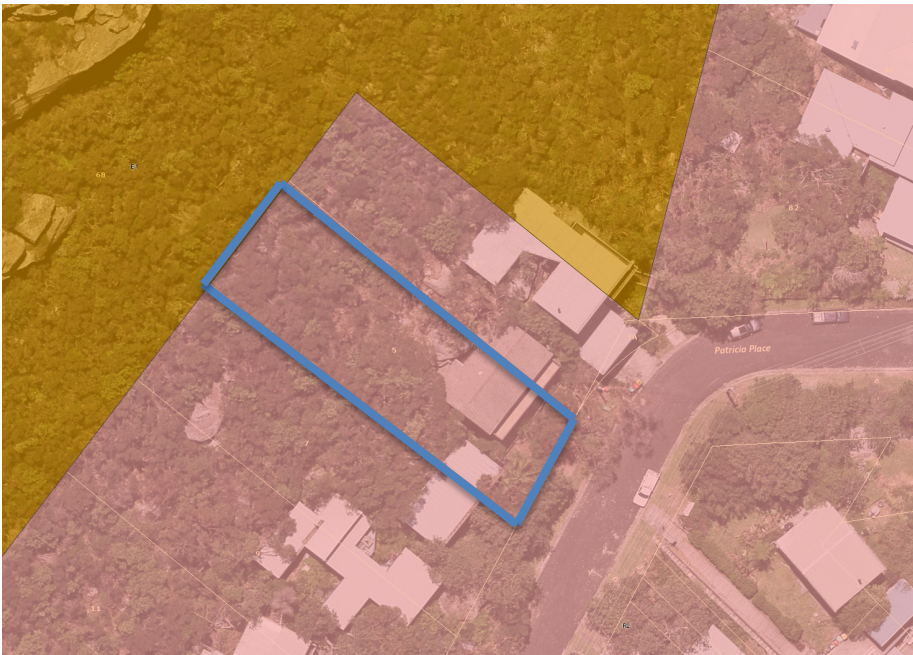


Figure 2: Zoning Map with the site highlighted in blue.



Photograph 1: No. 3 Patricia Place (Right) and No. 5 Patricia Place 'the subject site' (Left). Note the location of the garage forward of the building line and the height of the dwelling house at No. 3 Patricia Place.



Photograph 2: Four story dwelling house situated at No. 13 Patricia Place



Photograph 3: Photo looking south of No. 5 Patricia Place showing No. 6 (yellow), No. 12 (white) and No. 10 (blue) having garages located within the front setback. These properties are all located on the lower side of the street.



Photograph 4: Photo looking directing at No. 5 Patricia Place.

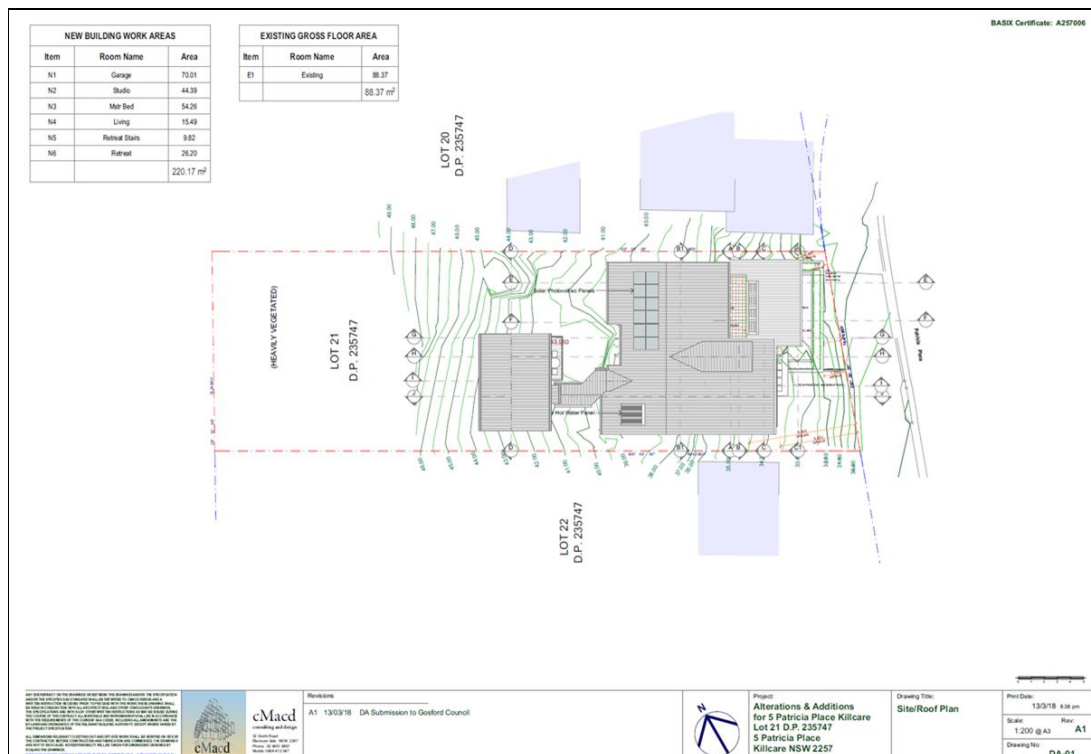
2.1 DA 54008/2018 - Proposed Dwelling Additions and Studio over new Garage at 5 Patricia Place, Killcare (contd)

The Proposed Development

The Development Application seeks approval for dwelling alterations and additions to the existing dwelling house. The proposed works will include;

- New double garage at ground level with new secure access to residence – level 1.
- New studio above double garage providing new bathroom – level 2.
- New infill development under existing residence providing double bedroom, ensuite, walk-in robe and snug – level 3.
- Alterations to existing living level of residence relocating kitchen, providing new bedroom, a refurbished bathroom/laundry, and lowering part of existing deck to form new lounge - level 4.
- New bedroom above and to the rear of property overlooking internal courtyard – level 5.
- New lift access from level 1 to level 4.

The proposed development is shown in Figure 3, 4, 5 and 6.



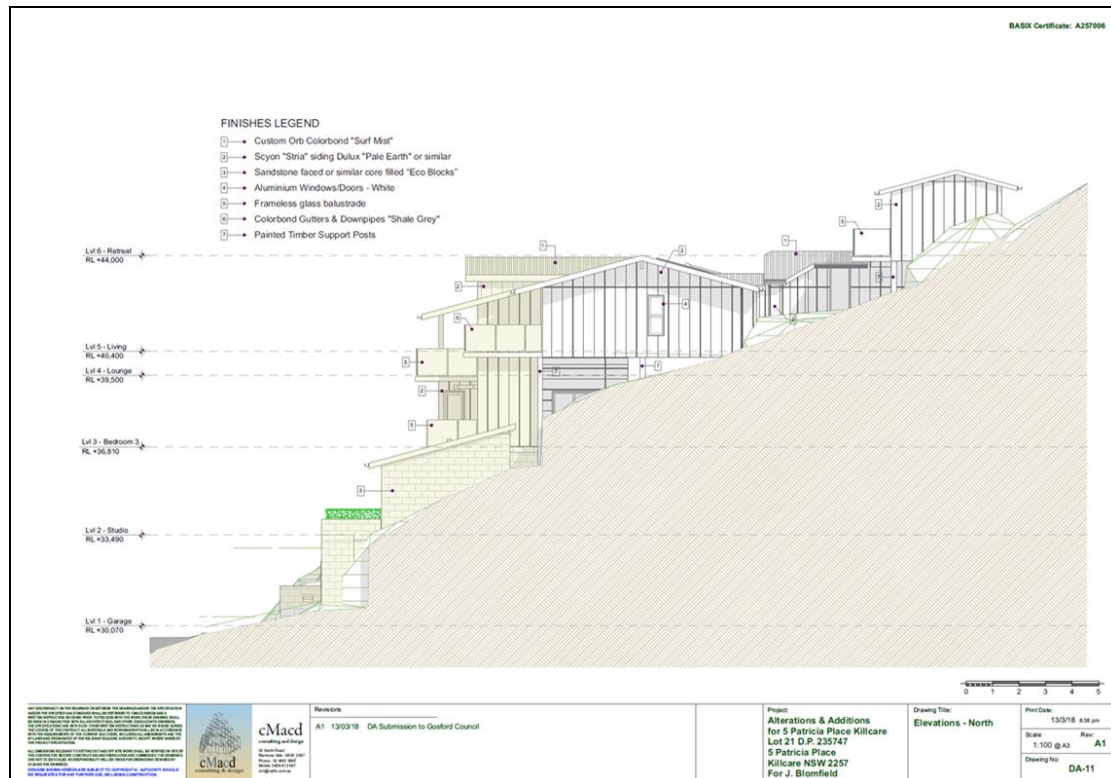


Figure 4: North Elevations

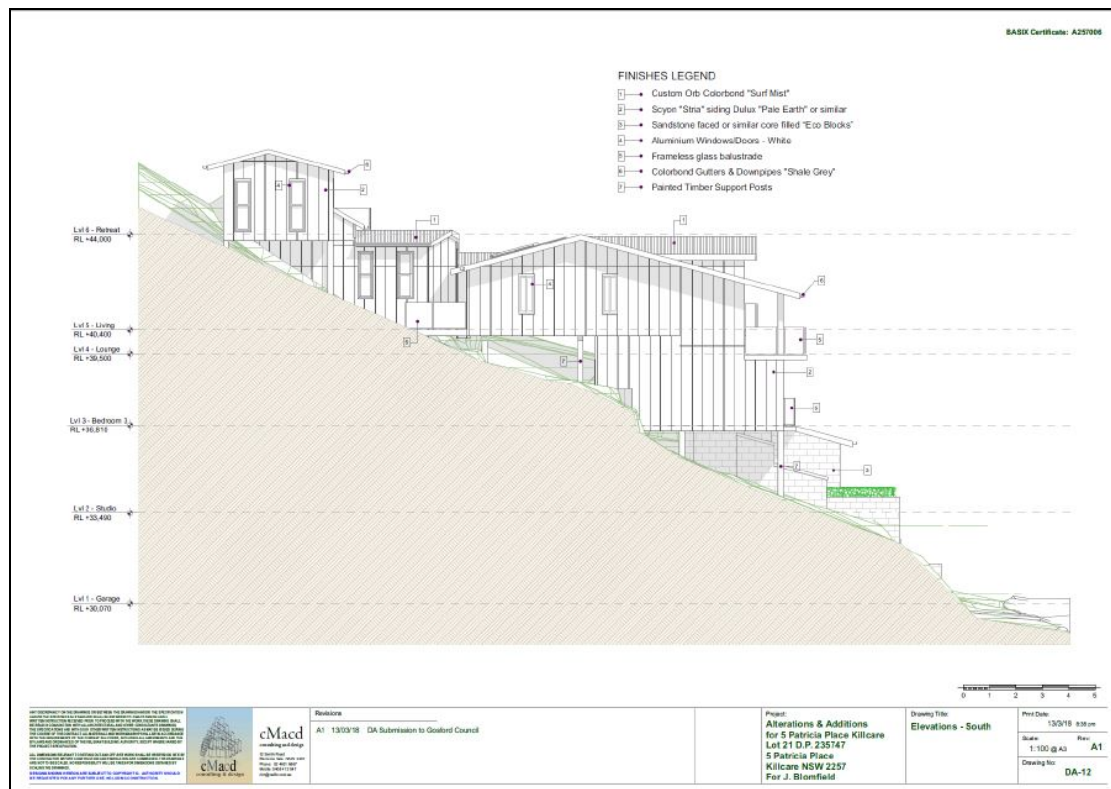


Figure 5: South Elevation

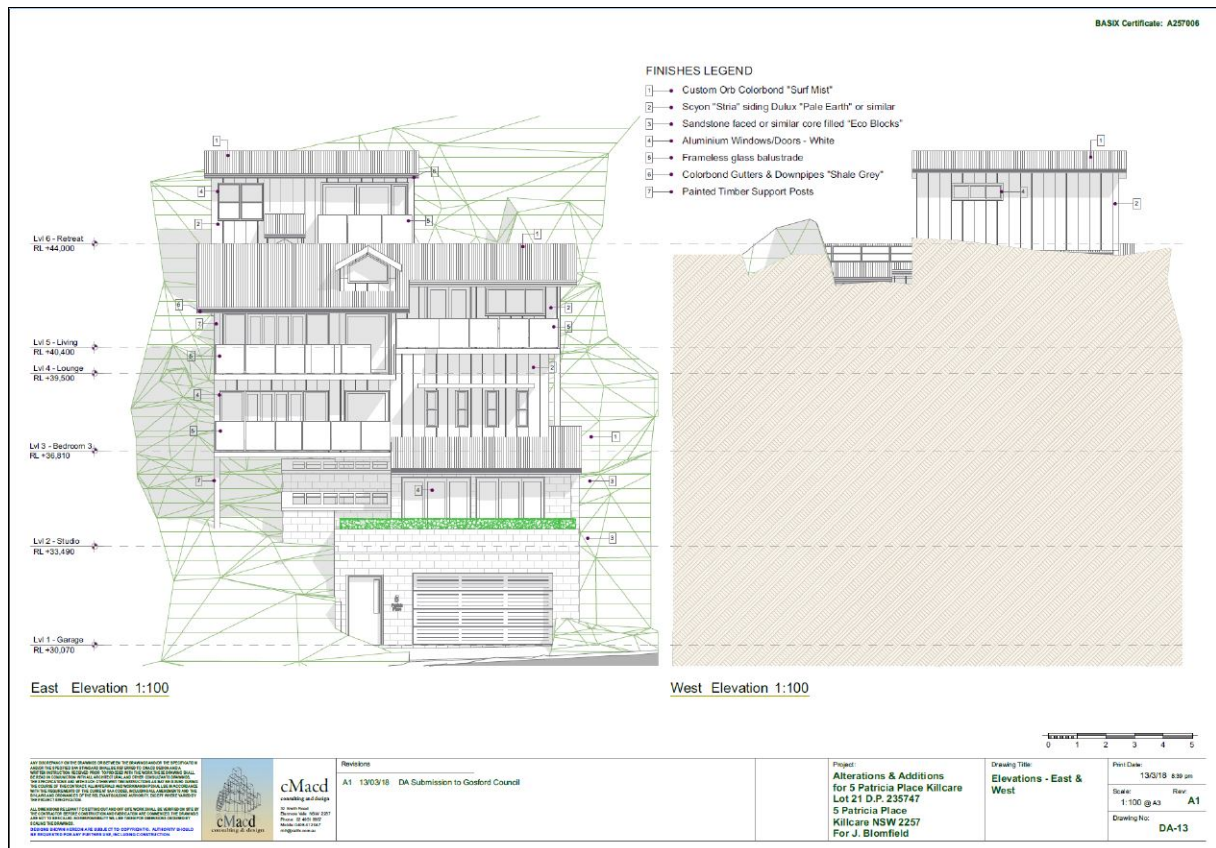


Figure 6: East and West Elevations

History

Council's records show that the following applications were previously lodged on this site:

BA6790/1980 (004.1980.00006790.001)

Building Application - DWELLING-HOUSE

Lodged: 01/01/1980 (Approved : 01/01/1980)

Address: 5 Patricia Place KILLCARE NSW 2257

BA19785/1982 (004.1982.00019785.001)

Building Application - DWELLING-HOUSE

Lodged: 01/01/1982 (Approved : 01/01/1982)

Address: 5 Patricia Place KILLCARE NSW 2257

Consultation

Public Submissions

The development was notified between 28 March and 12 April 2018 in accordance with Chapter 7.3 –GDCP 2013. There were no submissions received.

Submissions from Public Authorities

NSW Rural Fire Service – Sydney

- Supported, subject to conditions (Condition 2.3)

Internal Consultation

Tree Officer

- Supported, subject to conditions (Condition 4.12 and 4.13)

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 stormwater, 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. The plans for the proposed development are provided as an attachment to this report.

Provisions of Relevant Instruments / Plans / 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. Condition No. 1.3 has been provided to ensure that the development is built in accordance with 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 71 provisions continue to apply if a development application is lodged and not finally determined prior to the commencement of the SEPP Coastal Management.

The provisions of SEPP 71 require Council to consider the Aims and Objectives of the SEPP No 71 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 and 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

Permissibility

The subject site is zoned R2 Low Density Residential under GLEP 2014. The proposed development is defined as a Dwelling House which is permissible in the zone with consent of Council.

dwelling house means a building containing only one dwelling.

Zone R2 Low Density Residential

The objectives of the R2 Low Density Residential zone under GLEP 2014 are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents. To ensure that development is compatible with the desired future character of the zone.*
- *To encourage best practice in the design of low-density residential development.*
- *To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.*
- *To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.*

In this instance, it is considered that the proposal is consistent with the stated objectives of the zone and consistent with the principles of Ecologically Sustainable Development as specified within the *Local Government Act 1993*.

4.3 Height of buildings

Development Standard	Required	Proposed	Compliance with Controls	Variation %	Compliance with Objectives
4.3 – Height of buildings	8.5 metres	10.13 metres to the top of the lift overrun	No – see comments below	19%	Yes – see comments below

2.1 DA 54008/2018 - Proposed Dwelling Additions and Studio over new Garage at 5 Patricia Place, Killcare (contd)

The proposed mapped height limit variation is supported by a Clause 4.6 application to vary the development standard. The plans for the development are provided as an attachment to this report.

4.4 Floor space ratio

Development Standard	Required	Proposed	Compliance with Controls	Variation %	Compliance with Objectives
4.4 – Floor space ratio	0.5:1 maximum	Less than 0.36:1	Yes	Nil variation	Yes

4.6 Exceptions to development standards

The proposed application seeks variation in terms of the mapped permissible height controls provided for within GLEP 2014.

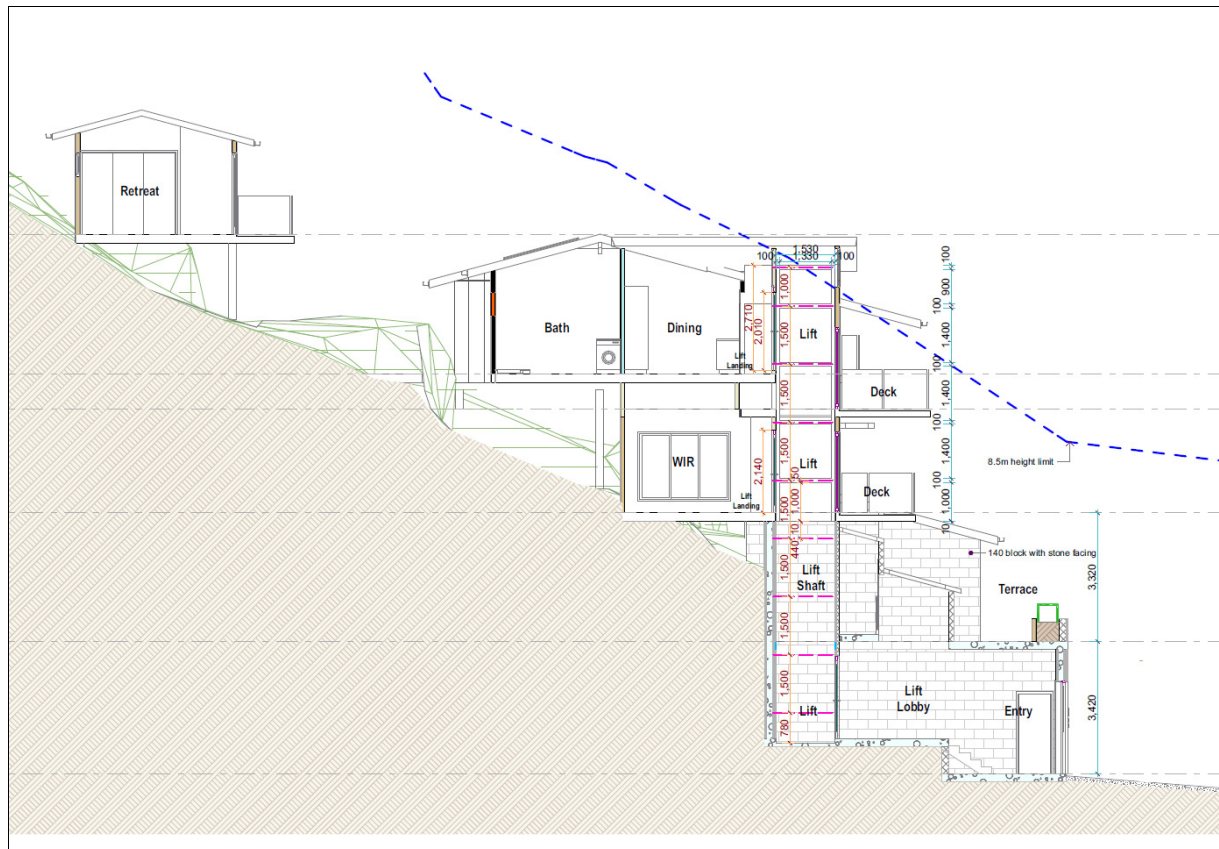


Figure 7: Section drawing showing the height encroachment

Mapped Height Variation

The applicant seeks a variation to Clause 4.3(2) of GLEP 2014 in relation to the proposed maximum height of the dwelling. In this regard, the proposal seeks a maximum overall height of 10.13 metres in lieu of the 8.5 metre mapped maximum height limit applicable to the allotment, resulting in a variation of 19%.

Clause 4.6 of GLEP 2014 requires consideration of the following:

1. Has the applicant submitted a written request that seeks to justify the contravention of the development standard by demonstrating:
 - a. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - b. that there are sufficient environmental planning grounds to justify contravening the development standard?

Comment

The applicant has provided a detailed request to vary the mapped height development standard by the proposed 19%. In requesting the variation, the applicant has provided the following matters in support of the proposal: -

- *The installation of the lift requires a minimum 2.7m overrun above the last serviced floor. Therefore the height encroachment is to allow for the lift overrun.*
- *The lift overrun is not considered a dominant feature from the street and does not cause any view loss issues for the adjoining properties.*
- *The lift overrun is situated in the middle of the development and will not pose any additional overshadowing issues for the adjoining properties.*
- *The additional height provides improved amenity to the dwelling occupants in that lift access is provided to all levels of the proposed dwelling from the garage.*

In reviewing the proposed variation, consideration of the Residential R2 Low Density Residential Zone objectives is also considered necessary. Residential R2 Low Density Residential Zone objectives are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*

2.1 DA 54008/2018 - Proposed Dwelling Additions and Studio over new Garage at 5 Patricia Place, Killcare (contd)

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the desired future character of the zone.*
- *To encourage best practice in the design of low-density residential development.*
- *To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.*
- *To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.*

In considering these zone objectives, the following points are considered relevant:

- *Dwelling Alterations and Additions are permissible within the zone and satisfies the zone objective in terms of the provision of low density residential development.*
- *The proposed dwelling design is considered in keeping with the existing and desired future character of the area.*
- *The design of the dwelling alterations and additions incorporates suitable architectural design elements and incorporates sustainable design features.*

In terms of the proposed design, it is noted that the height exceedance is largely for a point encroachment only, in order to permit the lift overrun. The proposal meets the relevant zone objectives and does not cause view loss impacts to the adjoining properties.

Council has considered the applicants request to vary the development standard and agrees that the proposal would be consistent to the height and scale of other dwellings within the immediate area (No. 3 and No. 13 Patricia Place). In addition, the development would not impose any detrimental impact on the amenity of residents in nearby dwellings. Council has assessed the application and agrees that the steepness of the site together with the current levels set by the existing building contribute to the difficulty in complying with the height controls.

Having regard to the site factors, minimal impact on the character of the area and that of the residents, the applicants request to vary the height development standard is considered reasonable and therefore supported.

Gosford Development Control Plan 2013 (GDCP 2013)**Chapter 2.1 Character**

The site is located within the Woodland Hillsides precinct of Killcare. The desired character of this precinct suggests buildings to have gently pitched roofs and flanked by wide eaves to disguise the scale of exterior walls on steep sites. The proposed roof design has both these features and is considered to be consistent with the desired character of the precinct.

Chapter 3.1	Requirement	Proposed	Compliance
Clause 3.1.2.1 Building Height	Three storey on steeply sloping sites 8.5metre building height	The dwelling has a small four storey section 10.13metre	No – see comments below No – see comments below
Clause 3.1.2.2 Site Coverage	Maximum 50% site coverage	Less than 50% site coverage is proposed	Yes
Clause 3.1.2.3 Floor Space Ratio	0.5:1 floor space ratio	0.36:1 floor space ratio proposed	Yes
Clause 3.1.3.1a - Front Setback	The neighbouring property to the north has a setback of 680mm and the property to the south has a 6.4 metre front setback. The average of the two setbacks is 3.54 metre. Garage setback to be setback 1.0 metre behind front boundary setback	232mm to the front wall of the proposed ground floor level garage Garage is forward of the proposed dwelling on the allotment	No – see comments below No – see comments below
Clause 3.1.3.1b - Rear Setback	3.0m Rear setback to a parallel road or public reserve	In excess of 3.0 metres	Yes
Clause 3.1.3.1c - Side Setback	900mm	733mm	No – see comments below
Clause 3.1.3.3.2 - Garage Door Articulation	Maximum 6m width garage door	4.877m	Yes

Chapter 3.1	Requirement	Proposed	Compliance
Clause 3.1.4.1	To encourage view sharing between properties	Meets the requirements for view sharing under the NSW Land and Environment Court Planning Principles	Yes
Clause 3.1.4.2 Visual Privacy	To minimise direct overlooking between main living areas and areas of principle private open space within the site and adjoining sites	Given the steep topography of the site, the proposal is considered to meet the requirements of this clause.	Yes
Clause 3.1.5 - Car Parking and Access	2.0 Number of car spaces 4.0 metres driveway width required	2.0 4.877 metres	Yes No – see comments below
Clause 3.1.6 Earthworks, Structural Support and Drainage	Cut – 3m if more than 1m from the boundary	4.5m	No – see comments below
Clause 3.1.6.2 Retaining Walls and Structural Support	Retaining wall greater than 600mm in height shall be designed by a structural Engineer.	No structural Engineering details provided at DA stage	Yes – see comments

Chapter 3.1 Dwelling Houses, Secondary Dwellings and Ancillary Development

Clause 3.1.2.1 Building Height

The proposed development seeks variation to the permitted number of storeys and the maximum building height.

Chapter 3.1 of GDCP 2013 permits 3 storeys on steeply sloping land and a maximum building height of 8.5m. The proposed development is 4 storeys with a maximum building height of 10.13 metres as shown in Figure 4.



The applicant seeks a variation to the proposed maximum height of the dwelling. In this regard, the proposal seeks a maximum overall height of 10.13 metres in lieu of the 8.5 metre mapped maximum height limit applicable to the allotment. The variation proposed is 19%.

An assessment of the building height has been carried out under the GLEP 2014. In terms of the proposed design, it is noted that the height exceedance is largely for a point encroachment only, in order to permit the lift overrun. The existing dwelling ridge height is not changing and the proposal is to install new floor levels below the existing dwelling house. The proposal meets the relevant zone objectives and does not cause view loss impacts to the adjoining properties.

Council has considered the applicants request to vary the development standard and agrees that the proposal would be consistent to the height and scale of other dwellings within the immediate area (No. 3 and No. 13 Patricia Place). In addition, the development would not impose any detrimental impact on the amenity of residents in nearby dwellings. Council has assessed the application and agrees that the steepness of the site together with the current levels set by the existing building contribute to the difficulty in complying with the height controls.

Having regard to the site factors, minimal impact on the character of the area and that of the residents, the applicants request to vary the height development standard is considered reasonable and therefore supported.

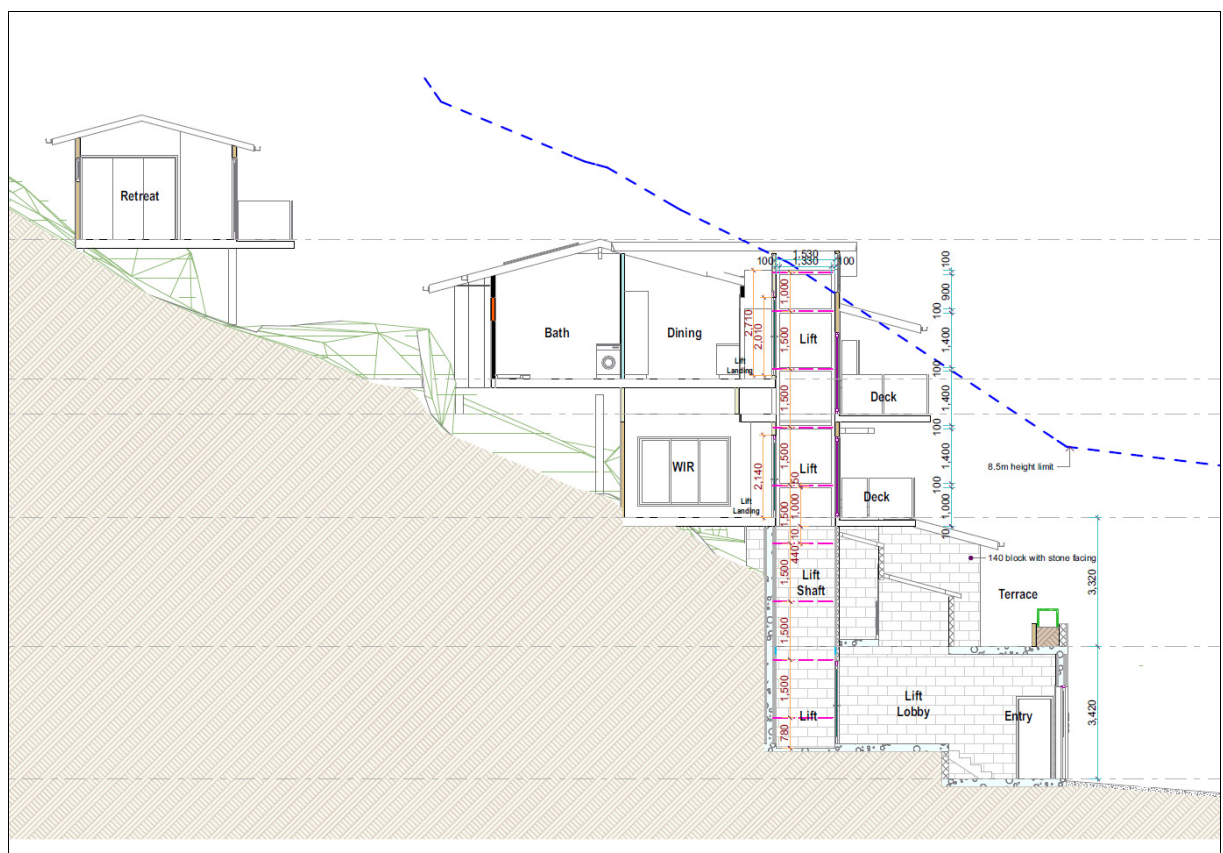


Figure 9: Height encroachment

Clause 3.1.3.1a - Front Setback

The proposed development seeks variation for the front setback off Patricia Place. The subject lot is heavily constrained due to the slope of the land, therefore car parking behind the required setback is impracticable in this instance. The garage is unable to be moved further back on the site as this would result in the footings for the existing dwelling being undermined. Moving the garage further back onsite would also result in additional excavation. The proposed garage is located adjacent to the existing garage at No 3 Patricia place, and this is considered to be the most appropriate location on the site. Garages forward of the building line are part of the overall streetscape in Patricia Place (No.3, No.4, No.6, No.10 and No.12 Patricia Place).

The proposed variation is considered to achieve the objectives of Chapter 3.1 of GDCP 2013 by ensuring the setback is compatible with adjacent development and compliments the character and streetscape. The development does not impact on views, privacy or solar access. No objections have been raised in relation to the setback encroachment. The front setback variation is considered acceptable and is supported in this instance.

3.1.3.1a (iv) Front Setback – Garages/carports

The GDCP 2013 requires garages to be setback 1m behind the front boundary setback which is 3.54m, therefore requiring a setback of 4.54m. The proposed garage has a front boundary setback of 232mm which is a variation of 94%. Garages located forward of the front setback are common in the street (No.3, No.4, No.6, No.10 and No.12 Patricia Place). The proposed garage is considered to be consistent with the streetscape, therefore the variation is supported in this instance (see also comments under Clause 3.1.3.1a).

Clause 3.1.3.1c - Side Setback

The proposed development seeks a variation to the permitted side boundary setbacks as a result of the buildings height. In considering the required variation, review of the proposal in terms of the relevant objectives of Chapter 3.1 of GDCP 2013 is necessary. Relevant objectives of Chapter 3.1 are as follows:

- *To ensure that setbacks are compatible with adjacent development and complements the character, streetscape, public reserve, or coastal foreshore*
- *To protect the views, privacy and solar access of adjacent properties*
- *To maintain view corridors to coastal foreshores and other desirable outlooks*
- *To provide appropriate articulation of facades and horizontal elements reduce the appearance of bulk and provides visual interest to the building and subsequent streetscape where they face a street frontage/s.*

In response to these objectives, the following commentary is provided:

- The proposed garage and studio seeks a variation to the required 900mm side boundary setback. The studio and garage are cut into the hillside with only the top portion of the building being visible.
- The side boundary setbacks are considered to be compatible with adjoining development in proximity to the site and will not impact upon existing view corridors and the solar access afforded to the adjoining dwelling being No. 3 Patricia Place.
- Consideration has been given to the positioning of the adjoining dwelling and the location of its outdoor open space areas;
- The proposed dwelling design, is considered to provide for sufficient articulation and other external design treatment in order to provide visual interest to the building when viewed from the street and other public places, whilst still achieving compliance with necessary bushfire construction requirements.
- The numerical side boundary setback variation is 167mm, which is an 19% variation to the control. The variation is considered minor on a heavily constrained site, the garage wall will comply with the fire rating requirements of the Building Code of Australia, and the location of the side wall will not create any unreasonable impact for the adjoining property at No 3 Patricia Place.

The proposed variation is considered to achieve the objectives of Chapter 3.1 of GDCP 2013 and is therefore considered acceptable and supported in this instance.

Clause 3.15 – Car Parking and Access

The DCP requires a maximum 4.0m wide driveway measured at the crossover. The proposed driveway is 4.877m which is a variation of 18%. The proposed driveway is considered to be in keeping with the driveways located on the street and will have minimal impact on the environment. The variation is supported in this instance.

Clause 3.1.6 Earthworks, Structural Support and Drainage

The proposal seeks a maximum cut of approximately 4.5 metres at the rear wall of the garage in lieu of the permitted 3.0 metres. This represents a variation of 1.5 metres or 50%.

In considering this variation, it is acknowledged that the design of any dwelling on the allotment will require significant cut to permit vehicular access to any proposed garage. It is further noted that the subject application is supported by an appropriate geotechnical assessment which provides recommendations on site excavation and subsequent retaining design.

In the circumstances, the proposed variation is considered to achieve the objectives of Chapter 3.1 and is therefore considered acceptable and supported in this instance.

Clause 3.1.6.2 Retaining Walls and Structural Support

The applicant has not provided Structural Engineering details at DA stage, however a condition has been placed in the consent which requires structural details to be submitted to the Principle Certifying Authority for any retaining wall greater than 600mm in height. (Condition 3.7).

Chapter 6.3 Erosion Sedimentation Control

Appropriate siltation control to be conditioned within the issued development consent. (Condition 4.4)

Chapter 6.4 Geotechnical Requirements for Development Applications

The property is mapped as being in a medium and high hazard landslip risk. In this regard, the development proposal has been supported by an appropriate geotechnical report prepared by Pells Sullivan Meynink Reference PSM2642-005L, dated 01 February 2018. This report provides an assessment of ongoing slope stability and provides recommendations on structural engineers design and is considered appropriate. Accordingly, it is considered that no further information is required in order to support the subject application from a geotechnical perspective.

Chapter 6.6: Preservation of Trees or Vegetation

The proposed tree removal has been reviewed by Councils Tree Officer and found to be acceptable. The Arborist report submitted with the application has identified one tree to be removed. Conditions have been included in the consent requiring pruning of trees in accordance with AS4373-2007 and hand digging footings within 3m of existing trees. (Conditions 4.12 and 4.13).

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 (Condition 4.8 and 4.9).

Section. 4.15(1)(b) of the EP&A Act: *the likely impacts of the development*

Built Environment

Given the position of the proposed dwelling on the allotment, the existing driveway access to the 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 proposed development's impact on the built environment has been undertaken in terms of the GLEP 2014 and GDCP 2013 compliance. It is considered on balance that the potential impacts are considered reasonable. It is also noted that there were no public submissions received in respect of the proposal.

Natural Environment

The proposal results in the removal of one tree and involves substantial site excavation given the site's sloping topography. Whilst there is some impact upon the natural environment, this is considered to be reasonable as the dwelling alterations and additions have been designed to minimise 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: *the suitability of the site for the development*

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

- *Acid Sulfate Soils - The subject site has been identified as containing potential Class 5 acid sulfate soils. Whilst the proposal involves excavation up to some 4.5 metres depth, given the height of the proposed allotment above the Brisbane Water foreshore, it is considered that the provisions of an acid sulfate soils management plan is not required.*
- *Bushfire - The subject site is mapped as being bushfire affected. In this regard, the development proposal has been accompanied by an appropriate bushfire assessment report, with this report having been referred to the NSW Rural Fire Service (RFS).*
- *The RFS provided conditional approval for the development proposal. Applicable conditions have been applied to the consent approval in terms of bushfire requirements (Condition 2.3).*

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

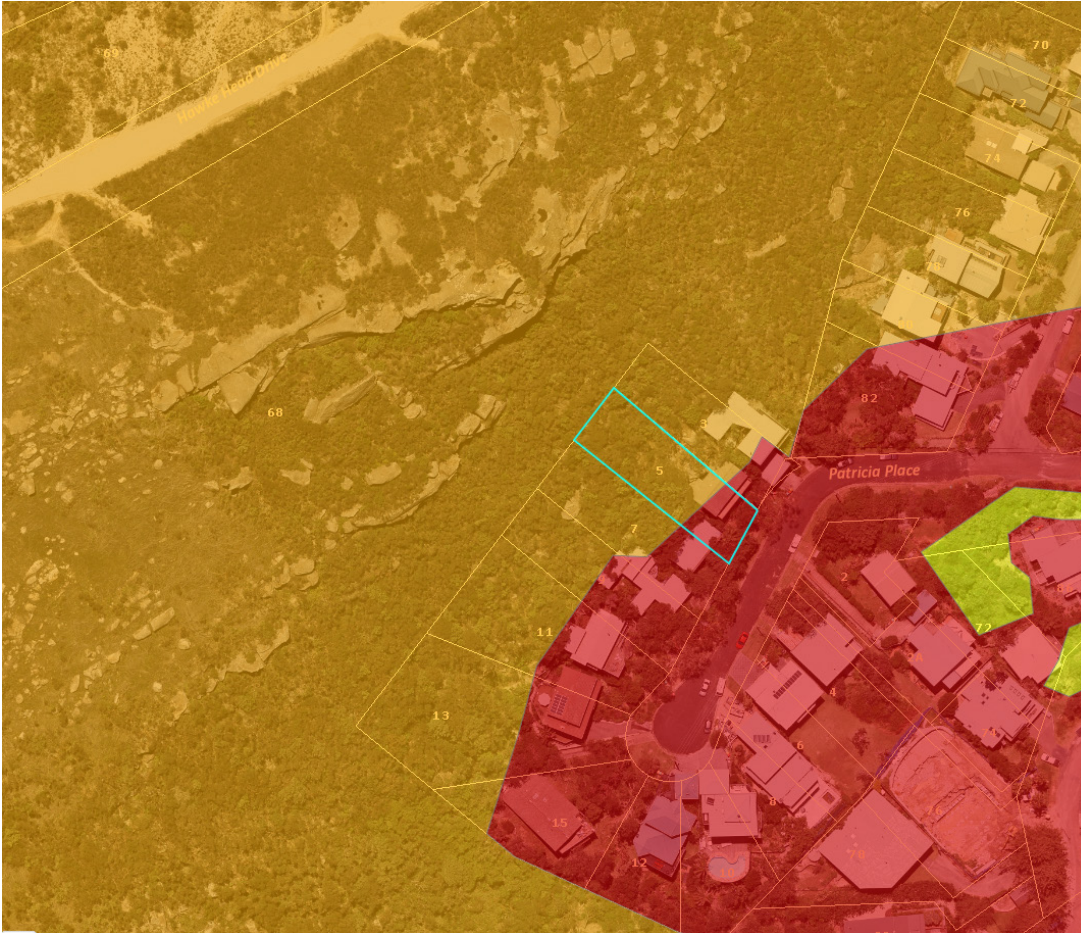


Figure 10: Extract from Councils bushfire mapping with the site highlighted in blue

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

The development application did not receive any public submissions.

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

The proposed development of the site is in the public interest as it enables a heavily constrained site to be developed in a manner that has been designed to accommodate the constraints in a pragmatic manner whilst being consistent with the existing streetscape character.

Other Matters for Consideration:

Development Contribution Plan

The proposed development is a development type that is not subject to S94 development contributions. Therefore, no contributions are applicable.

Water and Sewer Contributions

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

Conclusion

The development application has been assessed in accordance with Section 4.15 of the EP&A Act 1979, and all relevant instruments and policies. The proposed development is considered suitable for the site despite the listed variations. The proposal is therefore recommended for approval pursuant to Section 4.16 of the EP&A Act 1979.

Attachments

- | | | |
|----------|----------------------------------|-----------|
| 1 | Draft Conditions of Consent | D13305354 |
| 2 | Development Plans (27 Pages) | D13305358 |
| 3 | Comments from Rural Fire Service | D13328345 |

Telephone: (02) 4325 8222
Please Quote: 54008/2018
Responsible Officer: J Beckman

cMacd Consulting & Design rich@radfx.com.au
32 Smith Rd
ELERMORE VALE NSW 2287

Notice of Determination of a Development Application
issued under the *Environmental Planning and Assessment Act 1979*
section 4.18(1)(a)

Development Application No: 54008/2018 Part 1
Applicant: cMacd Consulting & Design
Property: LOT: 21 DP: 235747 No 5 Patricia Place KILLCARE
Proposal: Dwelling Additions and Studio Over New Garage

Date from which this consent operates

In accordance with sections 4.20 and 8.13 of the *Environmental Planning and Assessment Act 1979*, this consent becomes effective and operates from the date of this notice.

Consent to Operate from

{Date of determination}

Consent to Lapse on

{Consent lapse date}

Imposition of Conditions

Subject to the provisions of section 4.17 of the Act this Consent has been granted subject to conditions annexed to this consent.

Review of Determination

Subject to provisions of sections 8.2, 8.3, 8.4 and 8.5 of the *Environmental Planning and Assessment Act 1979* the applicant may make an application seeking a review of this determination, providing it is made in time for Council to determine the review within six (6) months of this determination.

Right of Appeal

Sections 8.7 and 8.10 of the *Environmental Planning and Assessment Act 1979* confers on an applicant, who is dissatisfied with the determination of a consent authority, a right to appeal to the Land and Environment Court within six (6) months, from the date of the determination. To ascertain the date upon which the determination becomes effective refer to sections 4.20 and 8.13 of the Act.

On behalf of the consent authority
Gary Murphy
Chief Executive Officer

Per: {Signature}

Date: {Date of determination}

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 cMacd Consulting and Design

Drawing	Description	Sheets	Issue	Date
DA -00 – DA-26	Architectural Drawings	27	A1	13.03.18

Supporting Documentation

Document	Title	Date
Report	Arborist Report prepared by Abacus Tree Services	07 September 2015
Report	Geotechnical Investigation prepared by Pells Sullivan Meynink	01 February 2018
Letter	Bushfire Letter prepared by NSW Rural Fire Service	10 April 2018

- 1.2. Carry out all building works in accordance with the Building Code of Australia.
- 1.3. Comply with all commitments listed in the BASIX Certificate for the development as required under clause 97A of the Environmental Planning and Assessment Regulation 2000.

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 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
- 2.3. Assessment of the development against the provisions of Planning for Bush Fire Protection (2006) (NSW) has determined a Bush Fire Attack level (BAL) FZ (entire roof, northern, southern and western elevations) and BAL 40 (Eastern elevation).

Submit to the Accredited Certifier for approval construction details showing that the development complies with this Bush Fire Attack Level (BAL) as prescribed by Australian Standard AS 3959-2009: *Construction of buildings in bush fire prone areas and additional measures as contained within Appendix 3 of the PBP Guidelines 2010* produced by the NSW Rural Fire Service.

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. 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
- 3.3. 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.
- 3.4. 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.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)
- 3.5. Notify the intention to commence works by giving written notice to the owner of the adjoining property affected by the proposed excavation and/or structural protective works. The required notice must be accompanied by details of the proposed work at least seven (7) days prior to the commencement of proposed excavation and/or structural protection works.

- 3.6. Provide certification to the Principal Certifying Authority that the structural engineer's details have been prepared in accordance with the recommendations of the geotechnical report(s) listed as supporting documentation in this development consent.
- 3.7. Submit to the Principle Certifying Authority plans, details and specifications prepared by a practicing Structural Engineer for any retaining wall in excess of 600mm in height.

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 and 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*.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- 4.7. Place all building materials, plant and equipment on the site of the development during the construction phase of the development so as to ensure that pedestrian and vehicular

access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure. Further, no construction work is permitted to be carried out within the road reserve unless the works are associated with a separate approval issued under the provisions of the Roads Act 1993.

- 4.8. Re-use, recycle or dispose of all building materials in accordance with the Waste Management Plan submitted with the subject application.
- 4.9. Demolish all buildings and/or building components in a safe and systematic manner in accordance with Australian Standard AS 2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.
- 4.10. Implement all recommendations of the geotechnical report(s) listed as supporting documentation in this development consent. Furthermore, the geotechnical engineer must provide written certification to the Principal Certifying Authority that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s).
- 4.11. Submit to Council as the Roads Authority an application for a vehicle access crossing including payment of the application fee.
- 4.12. Pruning of trees that may over hang new buildings must be undertaken in accordance with Australian Standard AS 43732007: *Pruning of amenity trees*, by a qualified Arborist.
- 4.13. Manually (hand) dig initial excavations when within 3m of trees to be retained. All care is to be taken not to damage tree roots. Avoid roots greater than 50mm diameter. Seek Arboricultural advice if can't be avoided. Roots that cannot be avoided must be cut cleanly with a saw (not ripped).

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 a Certificate of Compliance for all plumbing and drainage work and a Sewer Service Diagram showing sanitary drainage work (to be provided by licensed plumber) in accordance with the *Plumbing and Drainage Act 2011*.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)
- 5.3. Drain all roof water by a piped drainage line to the street kerb outlet
- 5.4. Provide certification from a geotechnical engineer to the Principal Certifying Authority that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s) listed as supporting documentation in this development consent.

6.. ONGOING OPERATION

- 6.1. Do not adapt or use the non-habitable garage or outbuilding for residential, commercial or industrial purposes.
- 6.2. Do not let, adapt or use the dwelling for separate occupation in two or more parts.

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.
- Install and maintain backflow prevention device(s) in accordance with Council's WS4.0 Backflow Prevention Containment Policy. This policy can be found on Council's website at: www.centralcoast.nsw.gov.au

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

For J. Blomfield

DA-00	Cover Sheet
DA-01	Site/Roof Plan
DA-02	Level 6 Retreat Plan
DA-03	Level 5 Living - Level 4 Lounge Plan
DA-04	Level 3 Bed 3 Plan
DA-05	Level 2 Studio - Level 1 Garage Plans
DA-06	Wdw & Dr No. Plans - Garage, Studio
DA-07	Wdw & Dr No. Plans - Living, Roof, M Bed, Retreat
DA-08	Door Schedules
DA-09	Lift Details - Garage to Living Plans 1:50
DA-10	Lift Detail Sections A, B & G
DA-11	Elevations - North
DA-12	Elevations - South
DA-13	Elevations - East & West
DA-14	Section A & B
DA-15	Section C & D
DA-16	Section E
DA-17	Section F
DA-18	Section G
DA-19	Section H
DA-20	Section I
DA-21	BASIX Commitments
DA-22	SE Perspective
DA-23	NE Perspective
DA-24	SW Perspective
DA-25	N Perspective
DA-26	Survey Overlay
DA-27	Survey DWG

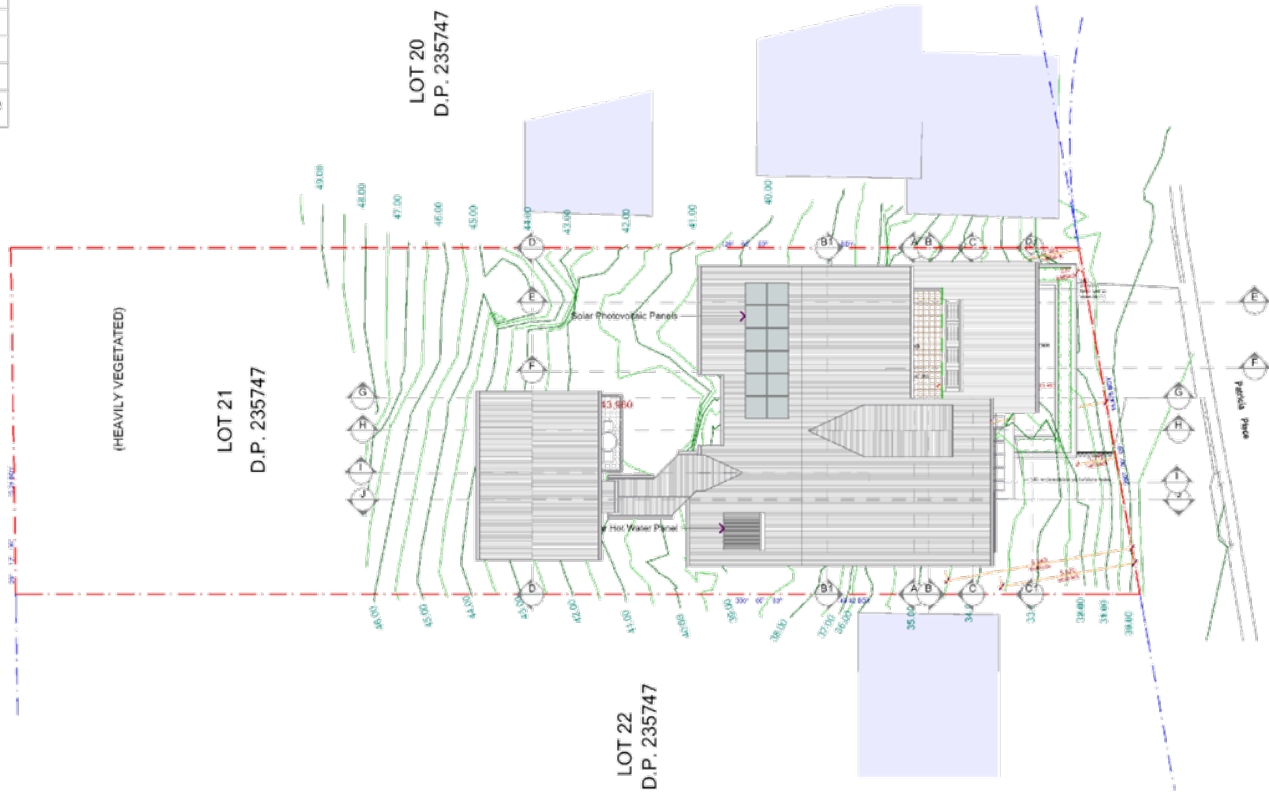


Drawing No: **DA-00**

BASIX Certificate: A257006

NEW BUILDING WORK AREAS		
Item	Room Name	Area
N1	Garage	70.01
N2	Studio	44.39
N3	Mstr Bed	54.26
N4	Living	15.49
N5	Retreat Stairs	9.82
N6	Retreat	26.20
		220.17 m ²

EXISTING GROSS FLOOR AREA		
Item	Room Name	Area
E1	Existing	88.37
		88.37 m ²



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION OR/AND THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO ARCHITECT'S DESIGN AND A WRITTEN INSTRUCTION ISSUED PRIOR TO PROCEED WITH THE WORK. THESE DRAWINGS SHALL BE USED IN CONSTRUCTION BY ALL ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. DRAWINGS, THE SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT SHALL BE INTERPRETED AND CONSIDERED TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT DATA STANDARDS INCLUDING ALL AMENDMENTS AND THE BUILDING STANDARDS OF THE RELEVANT BUILDING AUTHORITY EXCEPT WHERE SHOWN BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS ARE GIVEN TO 30mm UNLESS OTHERWISE SPECIFIED. DIMENSIONS ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE CONSIDERED. THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR FABRICATION WITHOUT THE CONTRACTOR'S SCALE OF THE DRAWINGS.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT ©. ANY PARTY WHOSE BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design

33 Smith Road
Berrigan NSW 2870 2287
Phone: 08 96110887
Mobile: 08 412 0427
info@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council

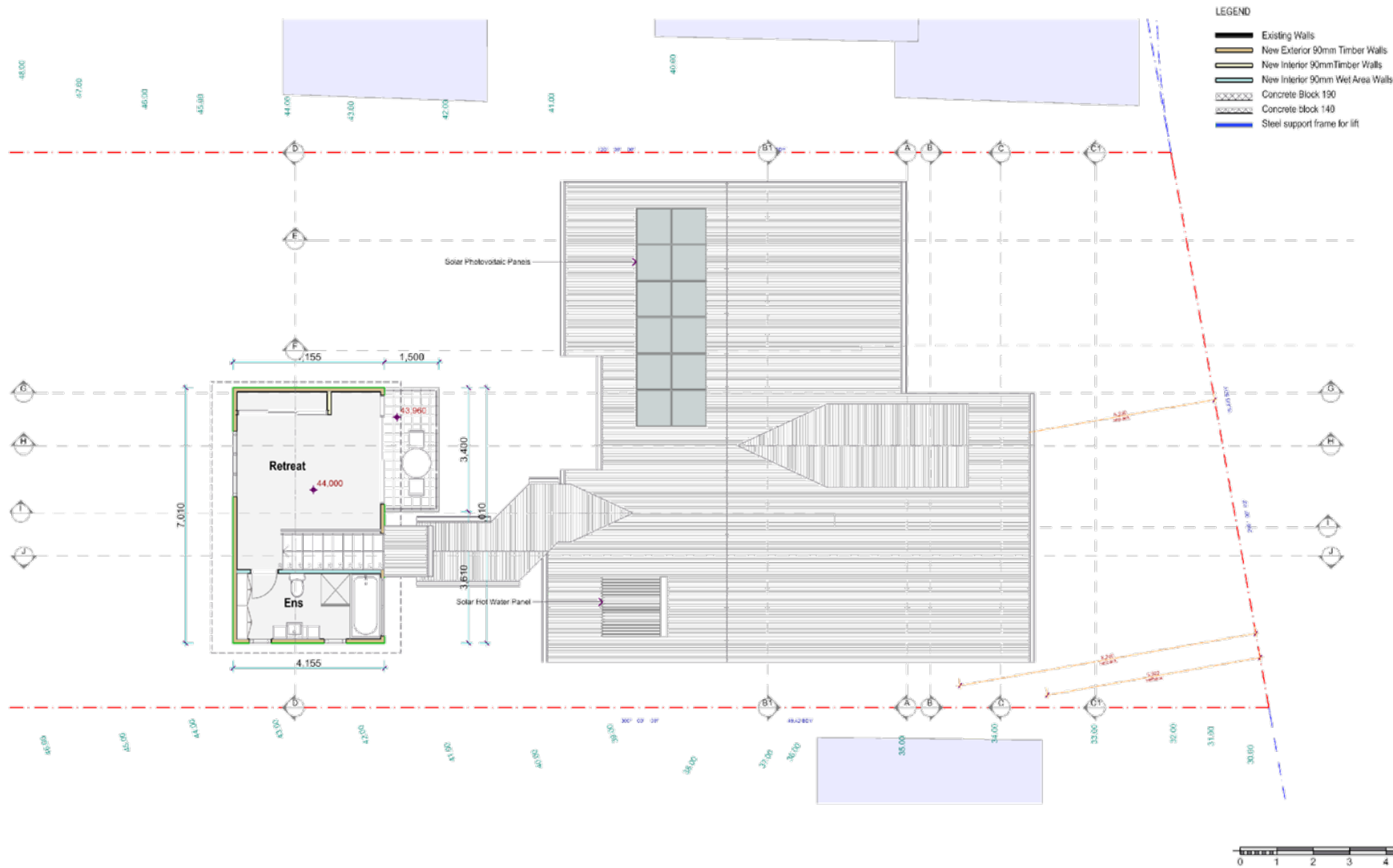


Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Site/Roof Plan

Print Date:	13/3/18 8:38 pm
Scale:	1:200 @ A3
Rev:	A1
Drawing No:	DA-01

BASIX Certificate: A257006



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO ARCHITECTURAL DESIGN AND/OR WRITTEN INSTRUCTIONS ISSUED PRIOR TO PROCEED WITH THE WORK. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL AND ENGINEERING STANDARDS, SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT DATA STANDARDS INCLUDING ALL DIMENSIONS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING AND CONSTRUCTION OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

ALL DIMENSIONS ARE GIVEN TO 30mm UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE MEASURED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR FABRICATION WITHOUT THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING AND CONSTRUCTION OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION.



cMacd
consulting and design
30/30/30 Road
Berrigan NSW 2870
Phone: 08 96111887
Mobile: 08 412 0427
info@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council

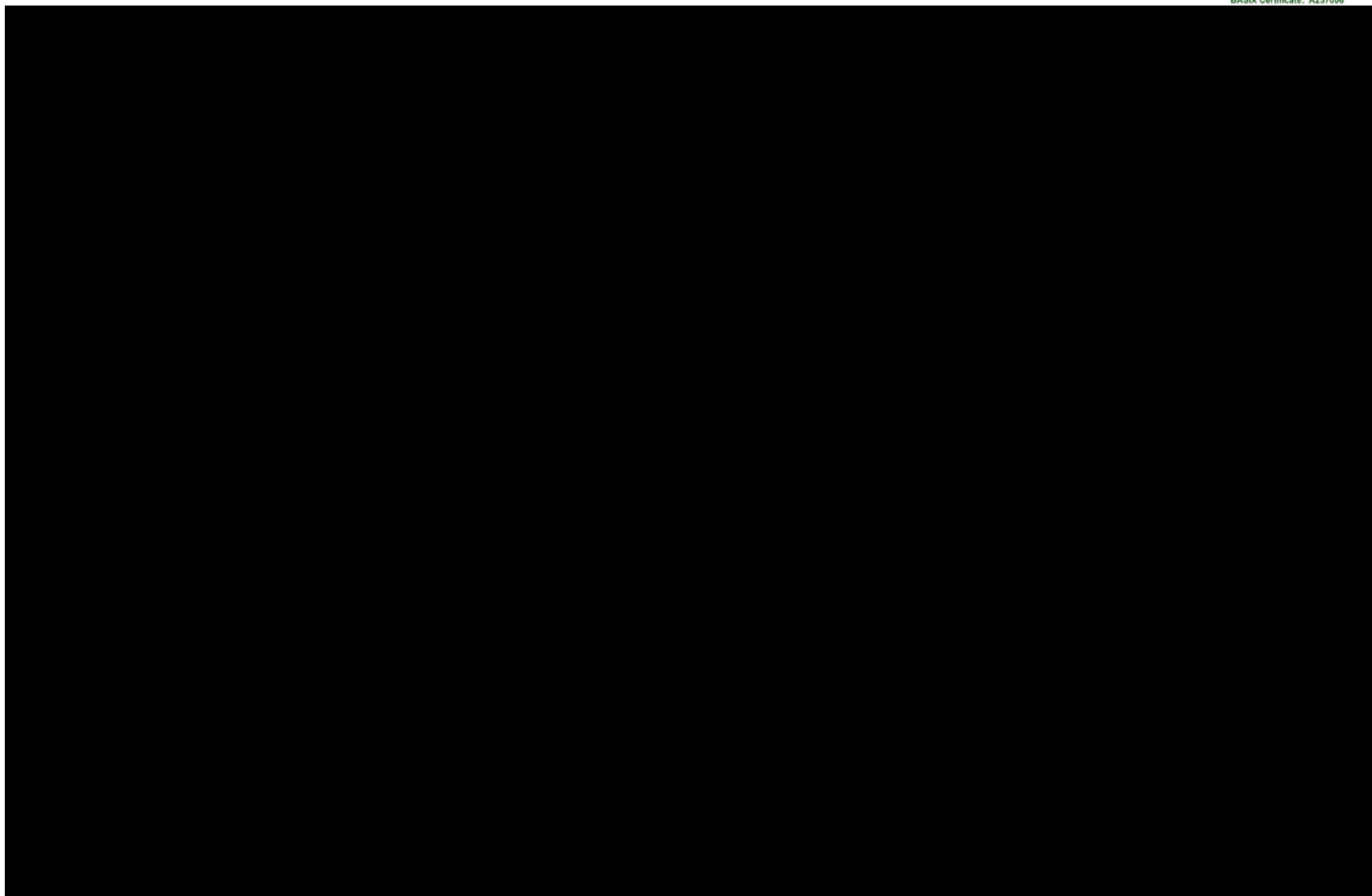


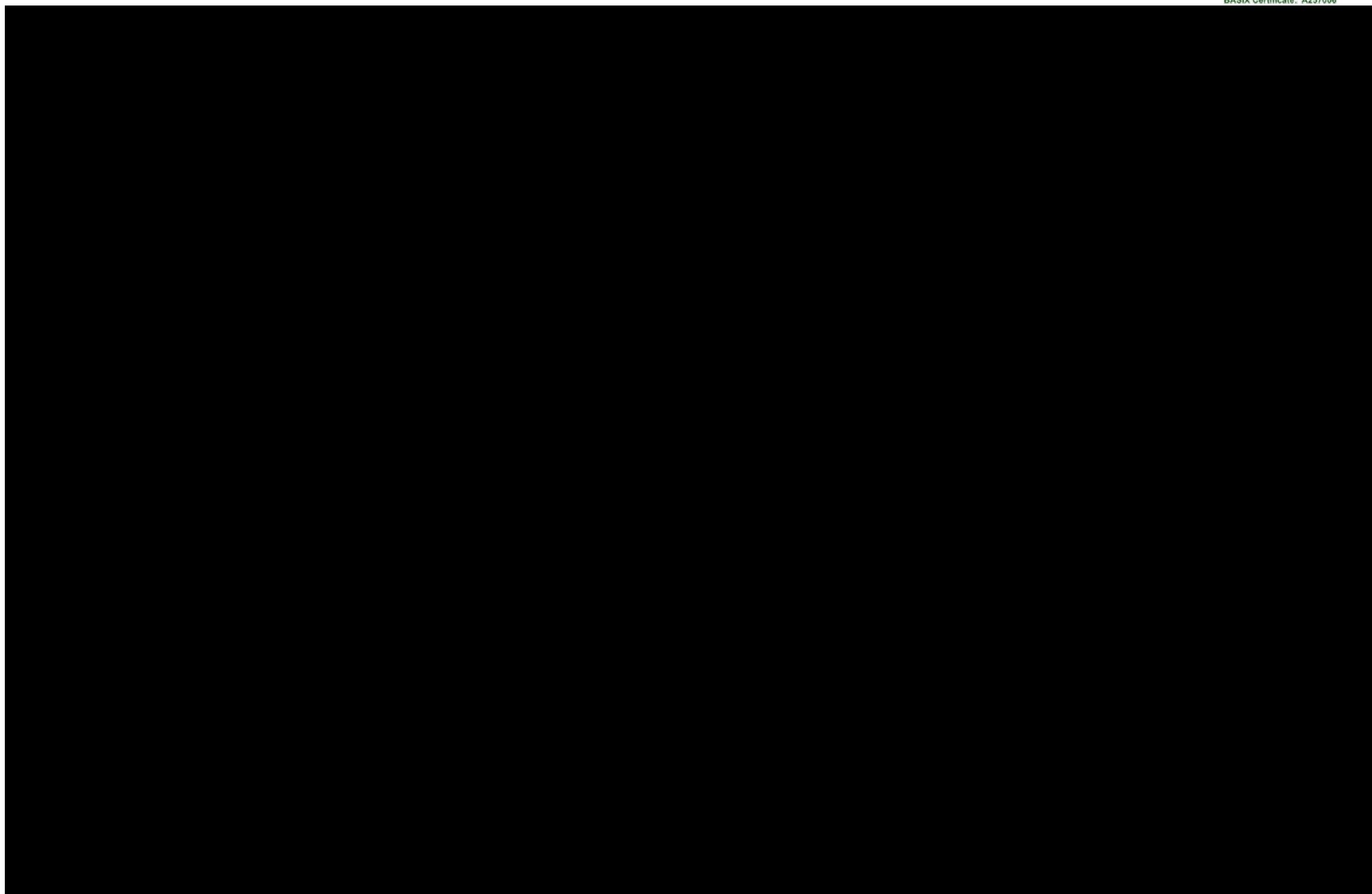
Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

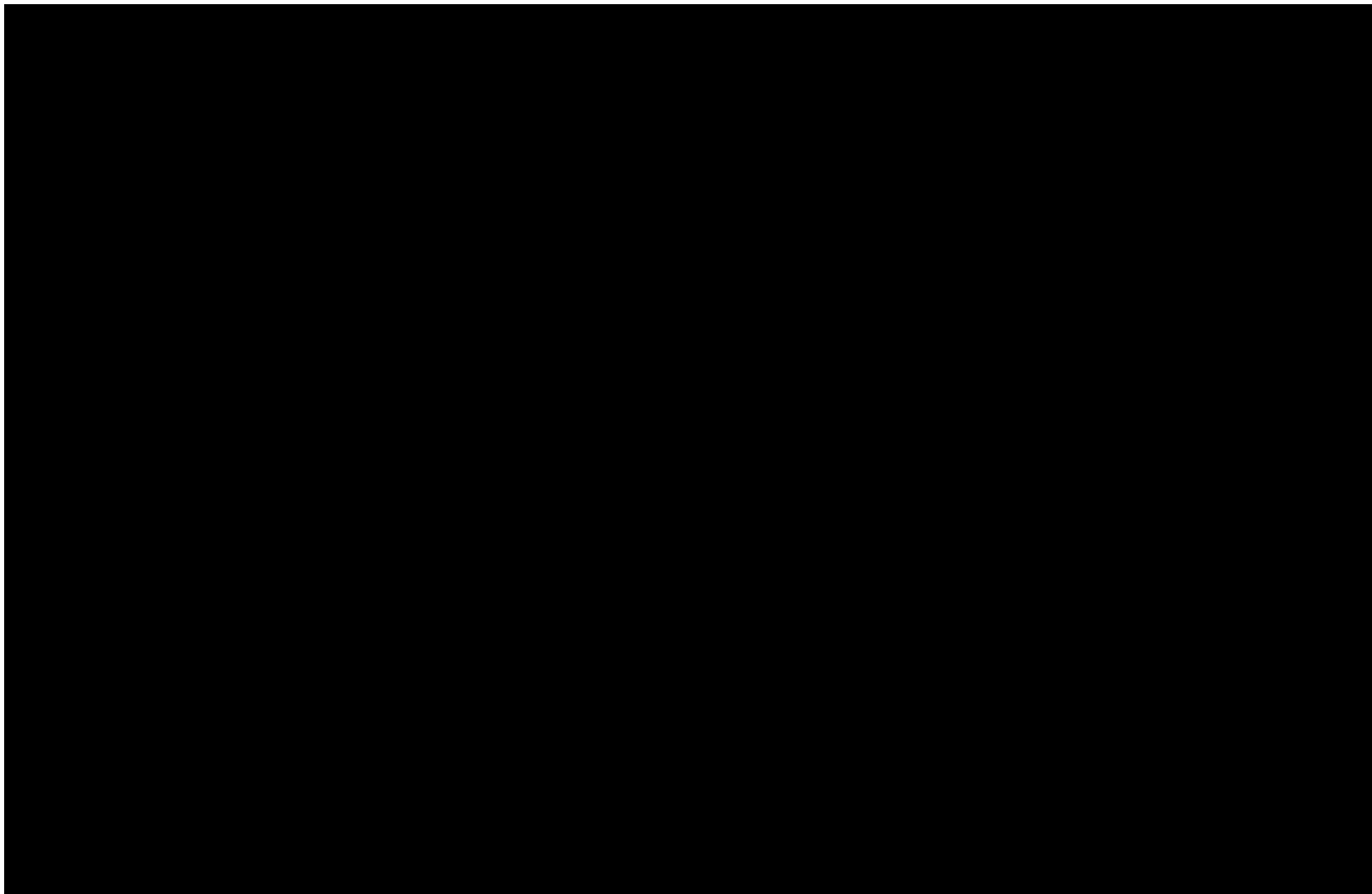
Drawing Title:
Level 6 Retreat Plan

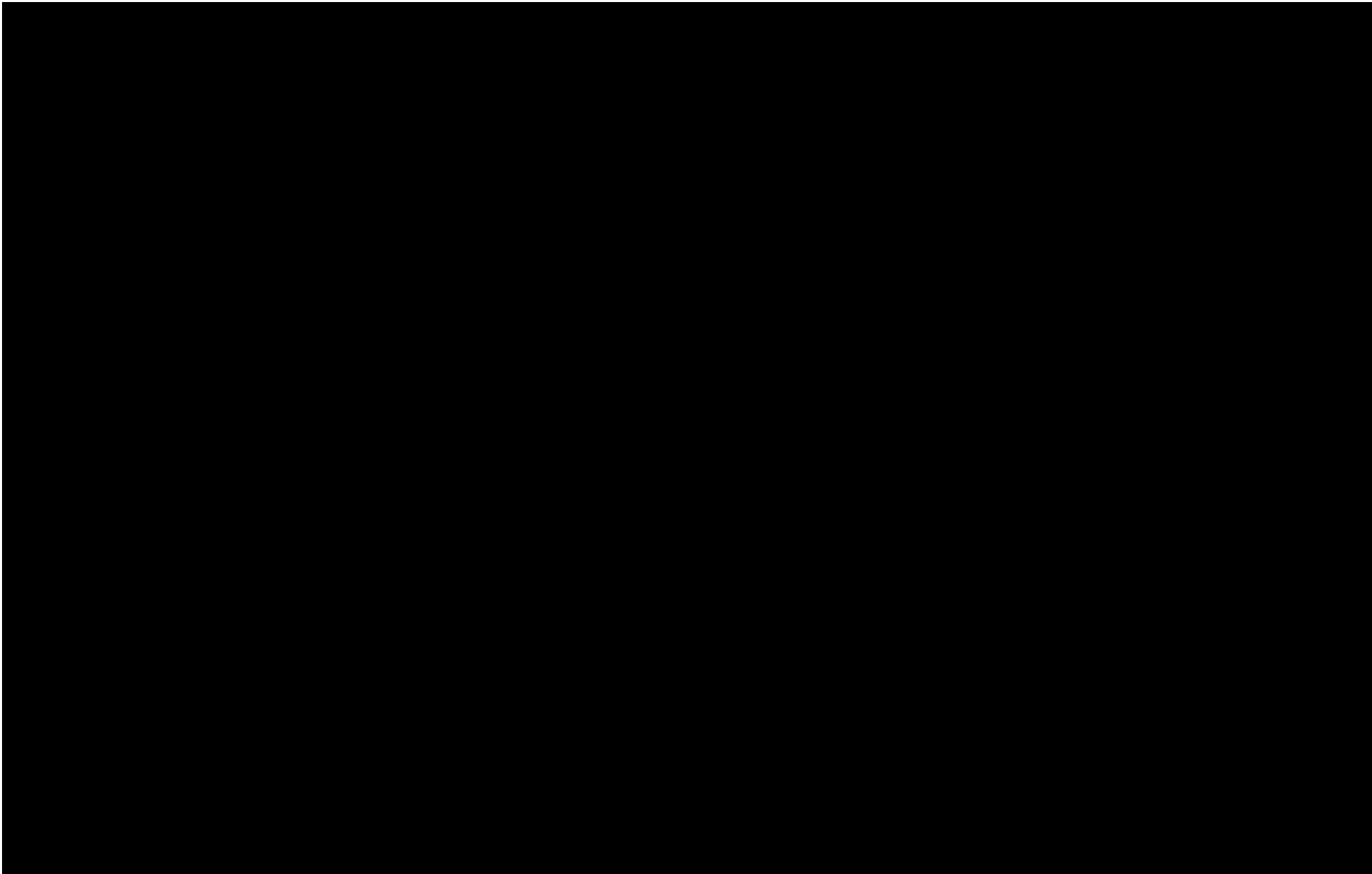
Print Date:	13/3/18 8:38 pm
Scale:	1:100 @ A3
Rev:	A1
Drawing No:	DA-02

BASIX Certificate: A257006

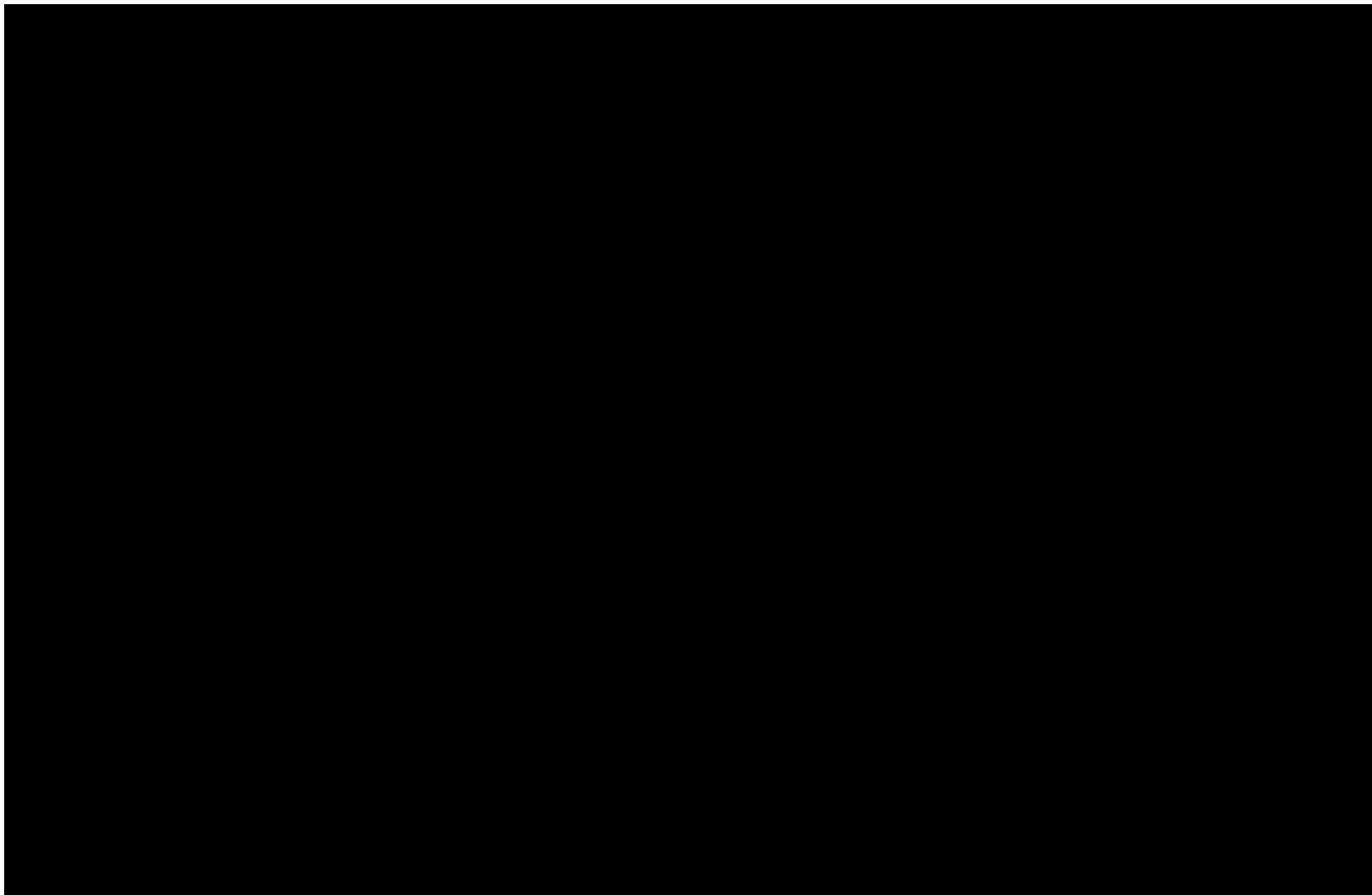





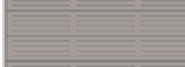












BASIX Certificate: A257006


















BASIX Certificate: A257006



Garage Doors						
ID	DG1	DG2	IDG1	IDG2		
Width	1,200	4,857	900	900		
Height	2,400	2,500	2,100	2,100		
Sill height	0	0	0	0		
Head height	2,400	2,500	2,100	2,100		
Surface Area	2.88	12.14	1.89	1.89		
Location	Garage _{1,000}	Garage	Garrage to Entr _{1,000}			
Orientation	East	East	INTERIOR			
Quantity	1	1	1	1		
Elevation						

Studio Doors					
ID	DS1	DS2	IDS1	IDS2	
Width	2,415	2,415	820	890	
Height	2,400	2,400	2,100	2,100	
Sill height	0	0	0	0	
Head height	2,400	2,400	2,100	2,100	
Surface Area	5.80	5.80	1.72	1.87	
Location	Studio to Terrace	Studio to Terrace	Studio Bath		
Orientation	East	East	INTERIOR		
Quantity	1	1	1	1	
Elevation					

Mstr Bed Lvl Doors							
ID	DM1	DM2	IDM1	IDM2	IDM3	IDM4	
Width	3,800	760	820	820	1,992	1,709	
Height	2,100	2,100	2,100	2,100	2,100	2,100	
Sill height	0	0	0	0	0	0	
Head height	2,100	2,100	2,100	2,100	2,100	2,100	
Surface Area	7.98	1.60	1.72	1.72	4.18	3.59	
Location	Bed 3 to E Deck	Bed 3 to E deck	Bed 3 Ens	Bed 3	Bed 3 Closet	Snug	
Orientation	East	North	INTERIOR	INTERIOR	INTERIOR	INTERIOR	
Quantity	1	1	1	1	1	1	
Elevation							

Living Lvl Doors													
ID	DL1	DL2	DL3	DL4	DL5	IDL1	IDL2	IDL3	IDL4	IDL5	IDL6	IDL7	
Width	3,700	1,510	760	1,810	1,800	820	760	820	820	2,532	760	2,532	
Height	2,100	2,135	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	
Sill height	0	0	0	0	0	0	0	0	0	0	0	0	
Head height	2,100	2,135	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	
Surface Area	7.77	3.22	1.60	3.80	3.78	1.72	1.60	1.72	1.72	5.32	1.60	5.32	
Location	Living to SE Deck	kitchen to NE D...	Walkway		Bed 2 to SW D...	Bed 1	Bed 1 ens	Bath & Laundry		Bed 2 Closet	Walkway	Bed 1 Closet	
Orientation	East	East	INTERIOR		West	INTERIOR	INTERIOR	INTERIOR		INTERIOR	INTERIOR	INTERIOR	
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	12
Elevation													

Retreat Lvl Doors				
ID	DR1	IDR1	IDR2	
Width	3,000	760	2,400	
Height	2,100	2,100	2,100	
Sill height	0	0	0	
Head height	2,100	2,100	2,100	
Surface Area	6.30	1.60	5.04	
Location	Retreat to E Deck	Retreat Ens	Retreat	
Orientation	East	INTERIOR	INTERIOR	
Quantity	1	1	1	
Elevation				

Lift Dors			
ID	LD	LD	
Width	1,250	1,250	
Height	2,140	2,140	
Sill height	0	90	
Head height	2,140	2,230	
Surface Area	2.68	2.68	
Location	Living Lift	Living Lift	
Orientation	INTERIOR	INTERIOR	
Quantity	2	1	
Elevation			

ANY DISCREPANCY (ON DRAWING OR BETWEEN THE DRAWING AND/OR THE SPECIFICATION OR BETWEEN THE SPECIFICATION AND/OR THE DRAWING) SHALL BE REFERRED TO EACH DISCREPANCY IN WRITTEN INTENTION RECEIVED PRIOR TO PROCEED WITH THE WORK THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS, SPECIFICATIONS, AND ADDENDUMS AND BE USED TO DETERMINE THE INTENT OF THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A CODES, INCLUDING ALL AMENDMENTS AND THE TECHNICAL SPECIFICATIONS OF THE RELEVANT BUILDING AUTHORITY EXCEPT THOSE ISSUED BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELATIVE TO SETTING OUT AND/ OR SITE WORK SHALL BE MEASURED ON/ BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED - NO DIMENSIONALITY WILL BE TAKEN FOR CONCRETE OBTAINED BY SCALED THE DRAWING.

THE DESIGN AND/OR REVISION ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER/ALIAS, INCLUDING CONSTRUCTION.



cMacd
consulting and design.
32 Green Road
Barnaby Hill, Weymouth, Dorset DT8 3BB
Phone: 01392 890186
Mobile: 0960 412 047
c.macd@bt.com

Revisions

A1 13/03/18 DA Submission to Gosford Council

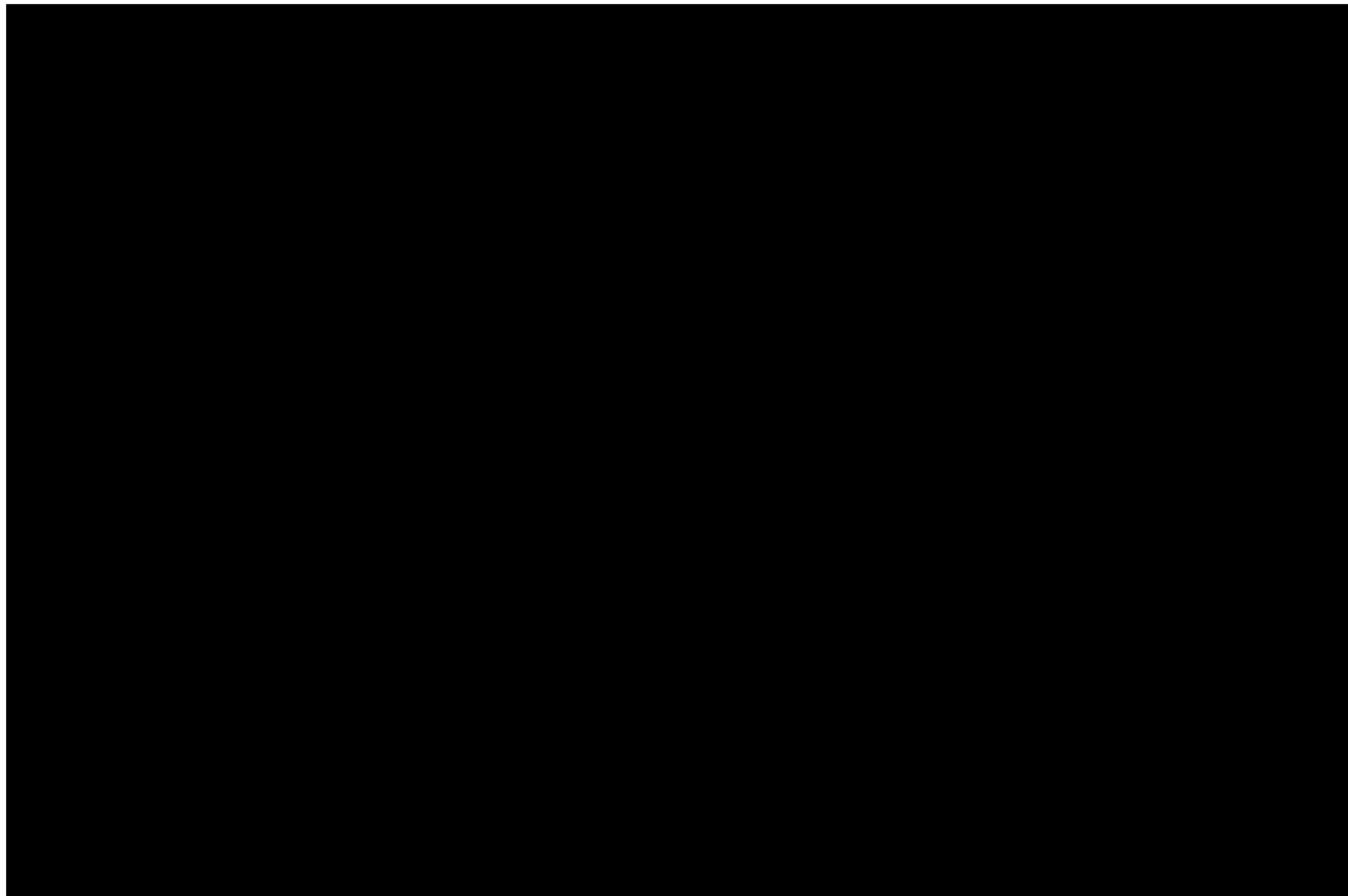
Project:
Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield

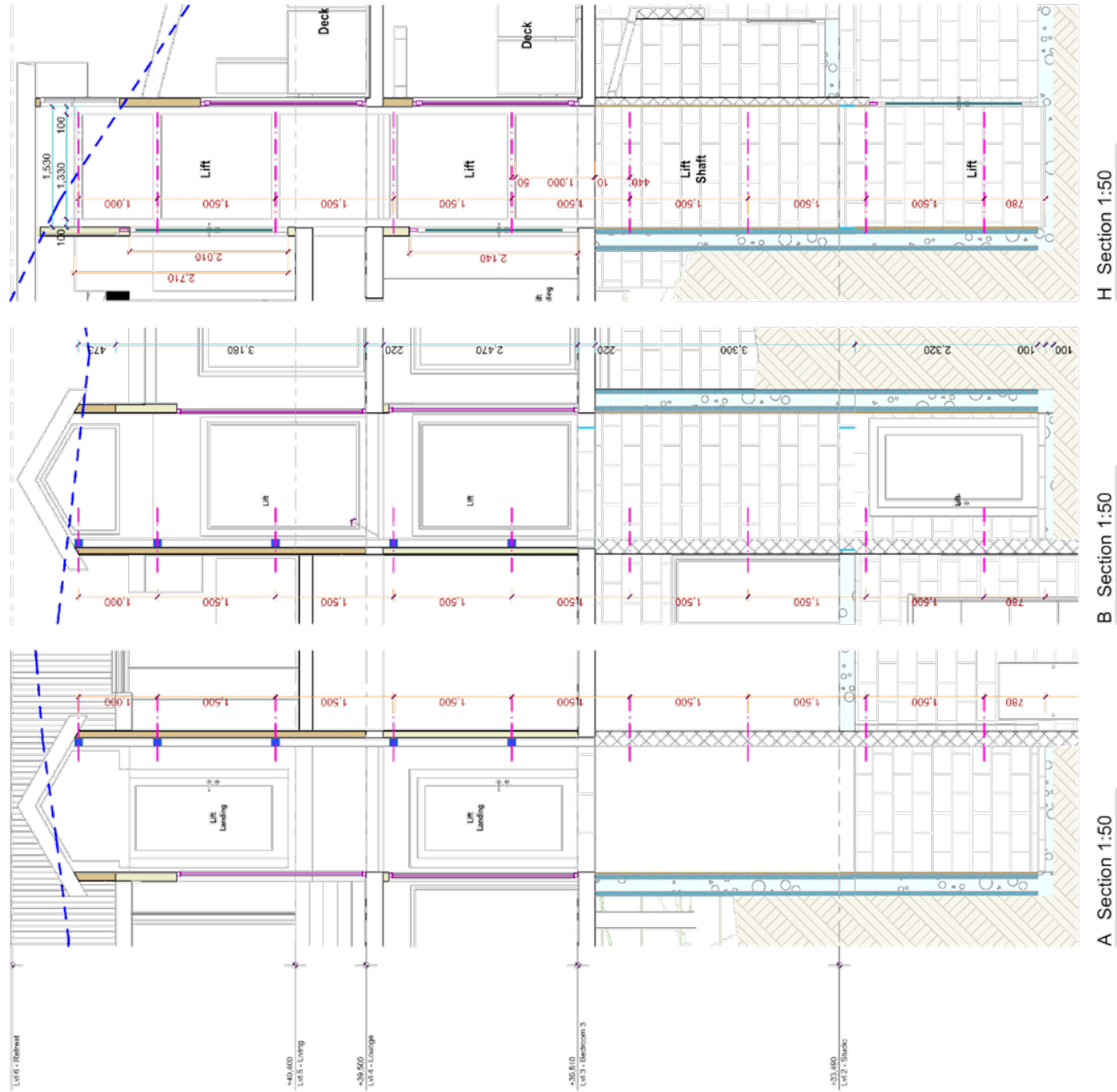
Drawing Title:
Door Schedules

Print Date: 4/2/2019 1:00:00 PM

Scale: NTS Rev: A1

Drawing No: **DA-08**





FINISHES LEGEND

- 1 Custom Orb Colorbond "Surf Mist"
- 2 Scyon "Stria" siding Dulux "Pale Earth" or similar
- 3 Sandstone faced or similar core filled "Eco Blocks"
- 4 Aluminium Windows/Doors - White
- 5 Frameless glass balustrade
- 6 Colorbond Gutters & Downpipes "Shale Grey"
- 7 Painted Timber Support Posts



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARDS SHALL BE REFERRED TO IN WRITING TO THE DESIGNER. A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION. ALL ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION.



cMacd
consulting and design
32 Smith Street
Kempsey NSW 2287
Phone: 08 4811 8887
Mobile: 0408 412 047
info@cmacd.com.au

Revisions
A1 13/03/18 DA Submission to Gosford Council

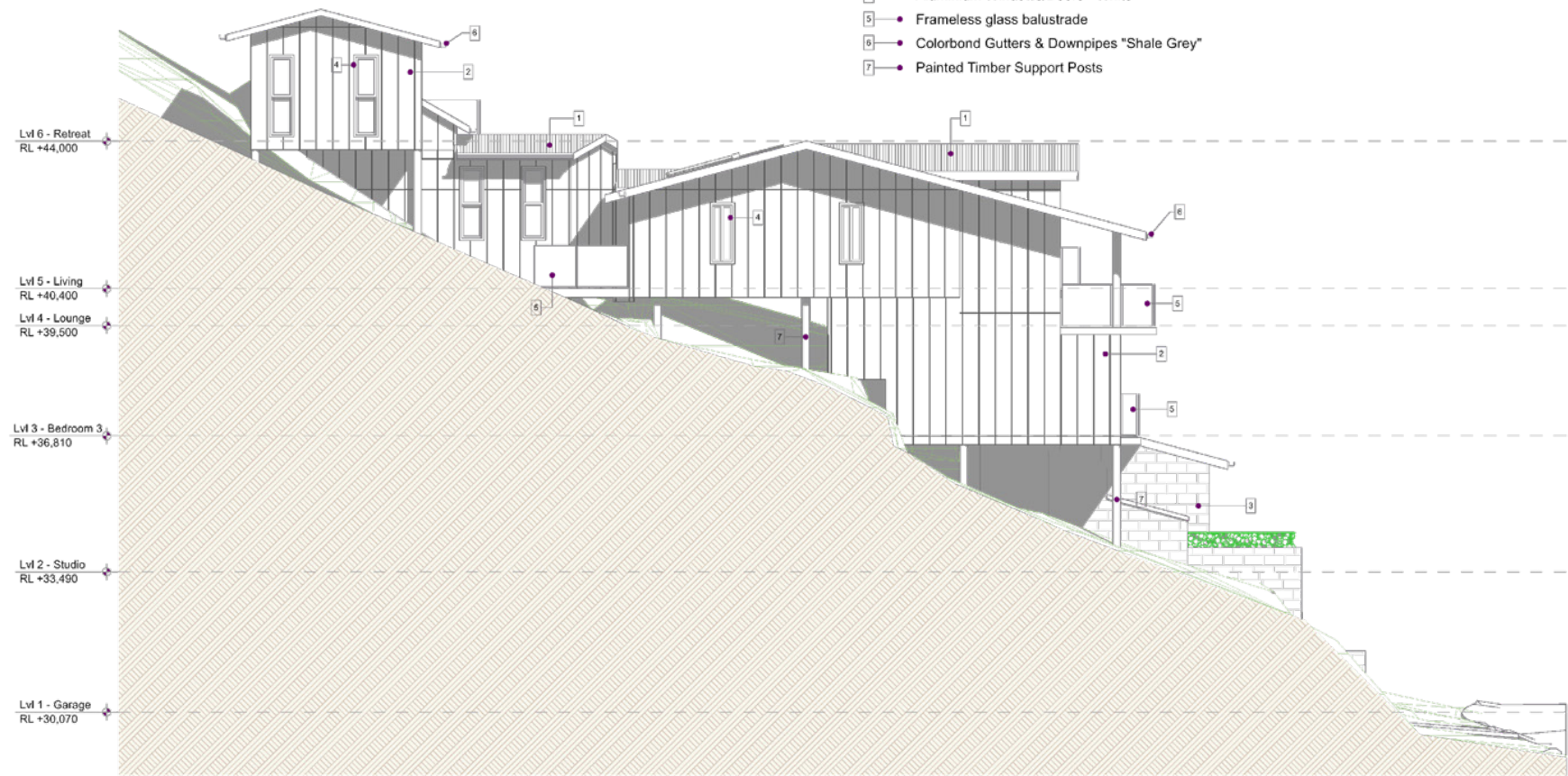
Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Elevations - North

Print Date:
13/3/18 8:38 pm
Scale: 1:100 @ A3 Rev: **A1**
Drawing No: **DA-11**

FINISHES LEGEND

- 1 Custom Orb Colorbond "Surf Mist"
- 2 Scyon "Stria" siding Dulux "Pale Earth" or similar
- 3 Sandstone faced or similar core filled "Eco Blocks"
- 4 Aluminium Windows/Doors - White
- 5 Frameless glass balustrade
- 6 Colorbond Gutters & Downpipes "Shale Grey"
- 7 Painted Timber Support Posts



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO IN WRITING TO THE ARCHITECT. A WRITTEN INSTRUCTION RECEIVED FROM THE ARCHITECT SHALL BE THE BASIS FOR THE DRAWINGS. THE SPECIFICATION AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT SHALL BE CONSIDERED AS PART OF THE DRAWINGS. THE DRAWINGS SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT. THE DRAWINGS SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT. THE DRAWINGS SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT.



cMacd
consulting & design
32 Smith Road
Kilmore East VIC 3103
Phone: 03 4611 8867
Mobile: 0408 412 047
info@cmacd.com.au

Revisions
A1 13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

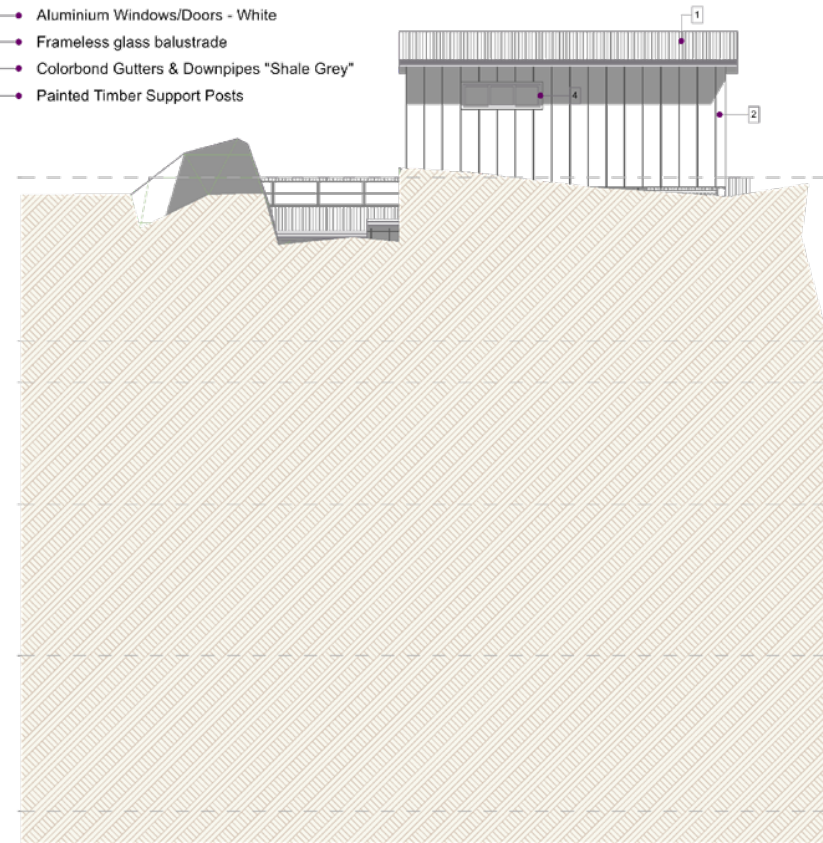
Drawing Title:
Elevations - South

Print Date:
13/3/18 8:38 pm
Scale: 1:100 @ A3
Rev: A1
Drawing No: DA-12

- 1 Custom Orb Colorbond "Surf Mist"
- 2 Scyon "Stria" siding Dulux "Pale Earth" or similar
- 3 Sandstone faced or similar core filled "Eco Blocks"
- 4 Aluminium Windows/Doors - White
- 5 Frameless glass balustrade
- 6 Colorbond Gutters & Downpipes "Shale Grey"
- 7 Painted Timber Support Posts




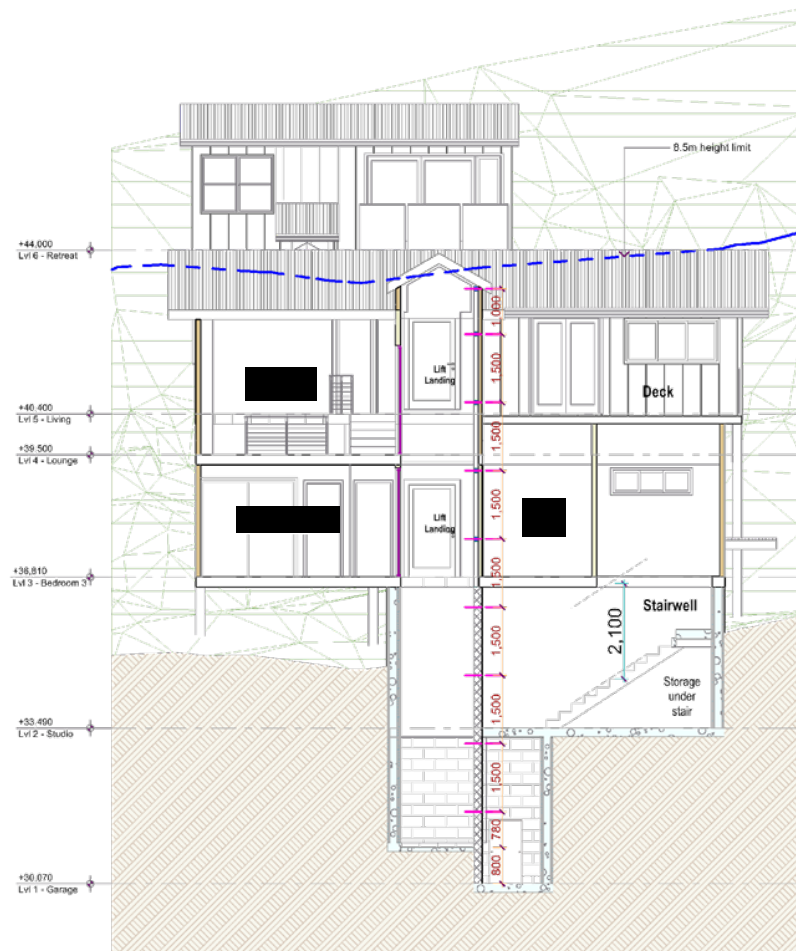
East Elevation 1:100



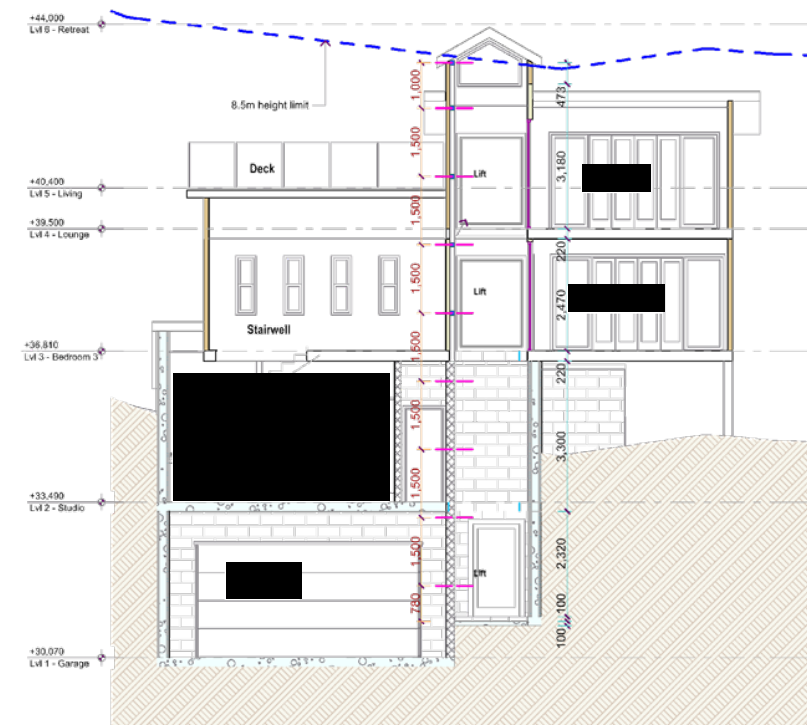
West Elevation 1:100



<p>ANY DISCREPANCY (ON THE DRAWING OR BETWEEN THE DRAWING AND/OR THE INFORMATION AND/OR THE SPECIES DATA SHEET) SHALL BE REFERRED TO CMC DESIGN AND A WRITTEN INSTRUCTION ISSUED PRIOR TO PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONTRACT DOCUMENTS, THE SPECIFICATIONS AND NOTATION (IF ANY) PERTAINING THERE TO. NO USES DURING THE CONSTRUCTION OF THE PROJECT SHALL BE MADE OF ANY PART OF THESE DRAWINGS WITH THE REQUIREMENTS OF THE CURRENT BAS CODES, INCLUDING ALL AMENDMENTS AND THE LATEST AND MOST RECENT OF THE RELEVANT BUILDING AUTHORITY, EXCEPT AS ORDERED BY THE PROJECT'S SPECIFICATION.</p> <p>ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF-SETS WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND PAVING/PAINT ARE COMMENCED. THE DRAWING ARE NOT TO BE USED AS A RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SQUAREING THE DRAWINGS.</p> <p>NOTHING SHOWING HEREON ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING REPRODUCTION.</p>  <p>cmc design consulting & design</p>	<p>Revisions</p> <p>A1 13/30/18 DA Submission to Gosford Council</p> <p>32 Glen Road Barron Vale NSW 2267 Phone: 33 4611 087 Mobile: 0848 412 1487 info@cmc.au</p>	<p>Project:</p> <p>Alterations & Additions for 5 Patricia Place Killcare Lot 21 D.P. 235747 5 Patricia Place Killcare NSW 2257 For J. Blomfield</p>	<p>Drawing Title:</p> <p>Elevations - East & West</p>	<p>Print Date:</p> <p>13/3/18 8:39 pm</p> <p>Scale: 1:100 @A3</p> <p>Drawing No:</p> <p>DA-13</p>	<p>Rev:</p> <p>A1</p>
--	--	--	--	--	------------------------------



A Section 1:100



B Section 1:100



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION OR THE SPECIFIED SCA STANDARD SHALL BE REFERRED TO CH2M HILL AND THE DRAWING OR SPECIFICATION WHICH IS DEEMED TO BE THE MORE DETAILED. THE DRAWING OR SPECIFICATION WHICH IS A WRITTEN INSTRUMENT RECEIVED PRIOR TO PROCEED WITH THE WORK THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS, SPECIFICATIONS, AND ALL OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SCA CODES, INCLUDING ALL AMENDMENTS AND THE ENFORCEMENT OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE NOTED BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF-SITE WORK SHALL BE MEASURED ON THE CONTRACT BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALE. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCAING THE DRAWINGS.

THESE DRAWINGS AND HEREON ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design

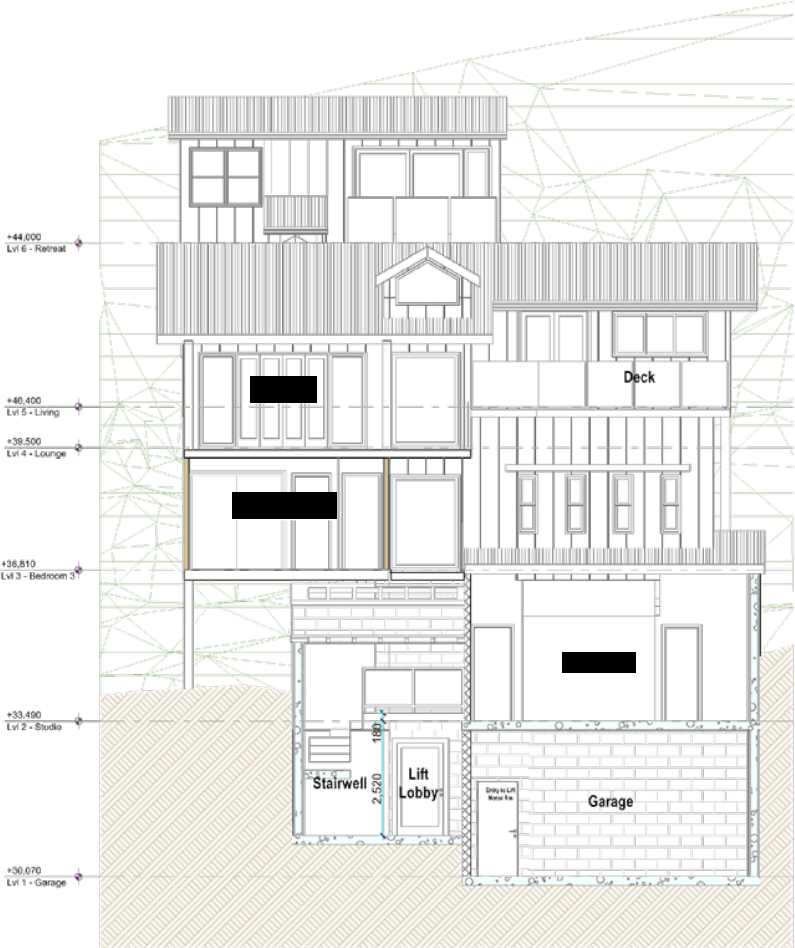
22 Smith Road
Klemenz Vale NSW 2284
Phone: 33 4661 0867
Mobile: 0400 412 047
rich@cmacd.com.au

Revisions
A1 13/03/18 DA Submission to Gosford Council

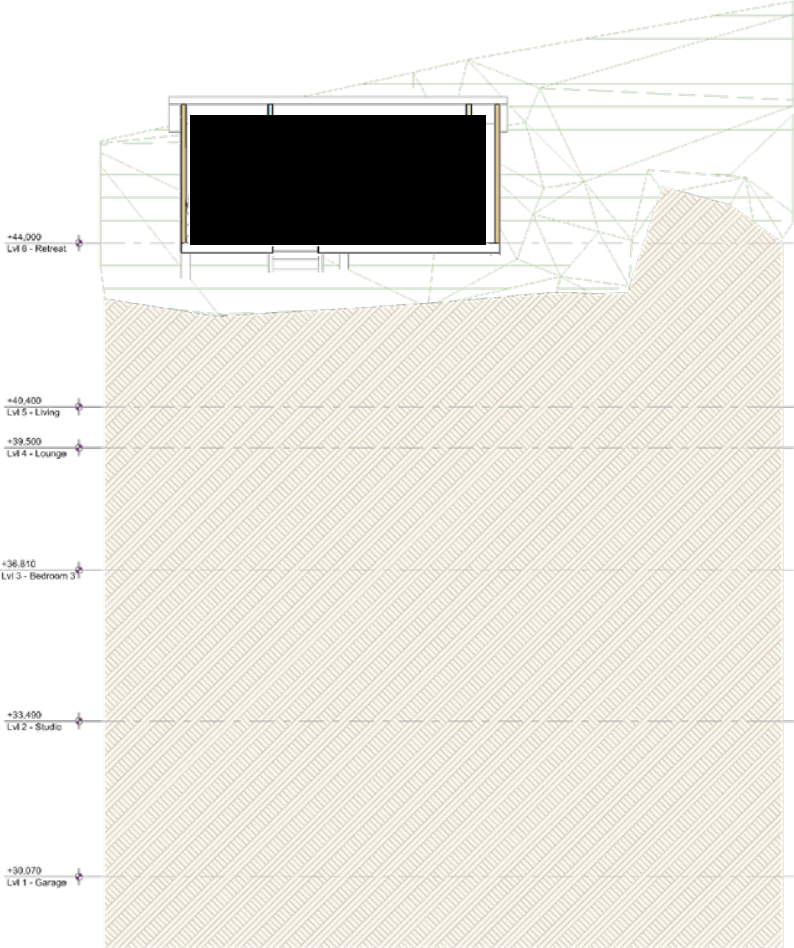
Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Section A & B

Print Date:	13/3/18 8:39 pm	
Scale:	1:100 @ A3	Rev: A1
Drawing No:	DA-14	



C Section 1:100



D Section 1:100

ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED BASIX STANDARDS SHALL BE REFERRED TO IN WRITING TO THE DESIGNER AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS. THE SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS, WITH THE EQUIVOCALITY OF THE CURRENT BASIX CODES, INCLUDING ALL AMENDMENTS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL DIMENSIONS ARE SUBJECT TO THE DESIGNER'S DISCRETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND FABRICATION OF THE DRAWINGS AND NOT TO BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DRAWINGS.



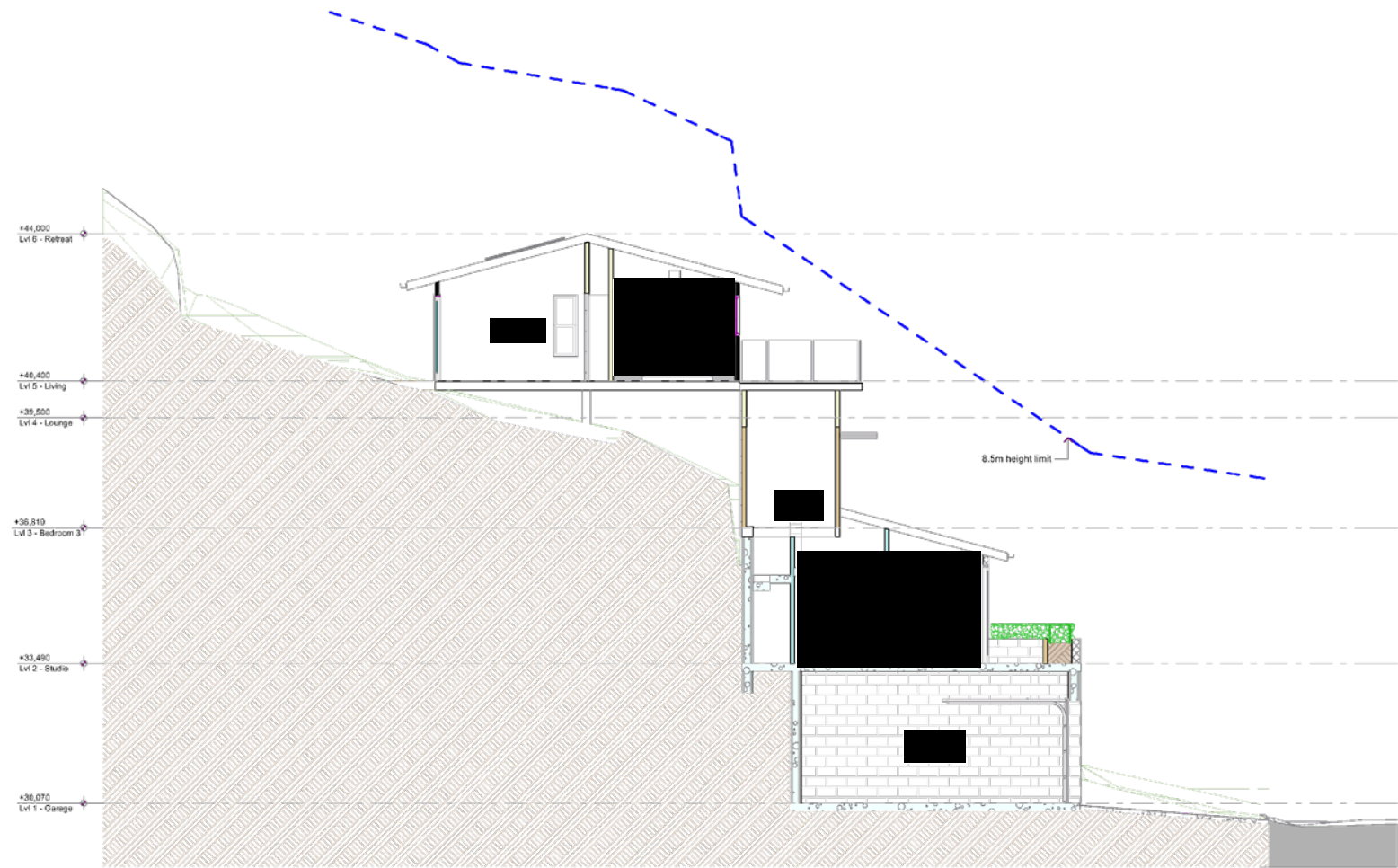
cMacd
consulting & design
30 Smith Street
Kempsey NSW 2287
Phone: 08 4811 8887
Mobile: 0408 412 047
info@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Section C & D

Print Date:
13/3/18 8:39 pm
Scale:
1:100 @ A3
Rev:
A1
Drawing No:
DA-15



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED BASIX STANDARDS SHALL BE REFERRED TO IN WRITING TO THE DESIGNER AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS. THE SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BASIX CODES, INCLUDING ALL AMENDMENTS AND THE DATES AND DATES OF THE RELEVANT BASIX AUTHORITY EXCEPT IN CASES WHERE THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF-SETS WORK SHALL BE MEASURED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED TO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS TAKEN BY SCALED THE DRAWINGS.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design

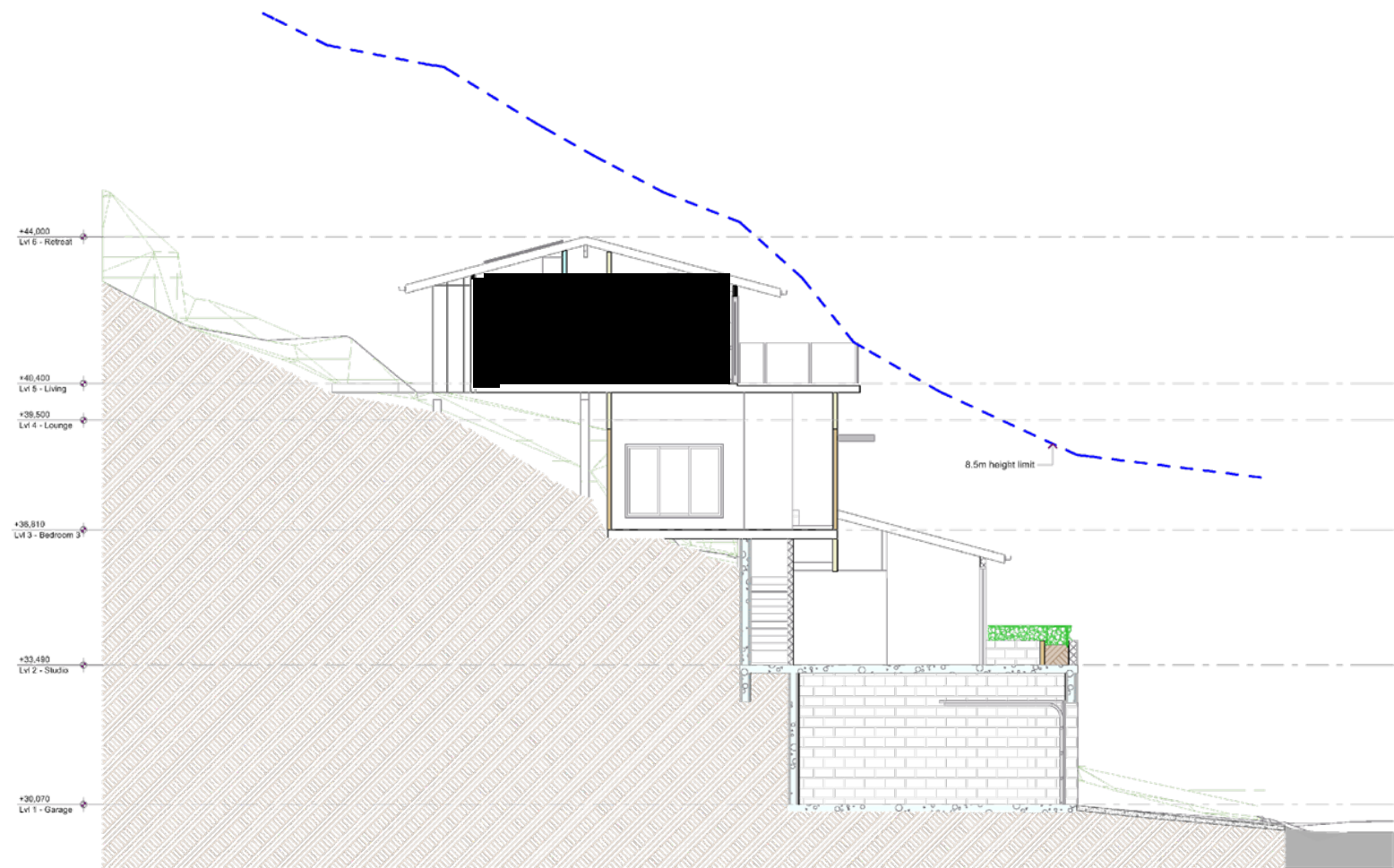
32 Smith Road
Kempsey NSW 2357
Phone: 08 4811 8867
Mobile: 0408 412 047
info@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Section E

Print Date:	13/3/18 8:39 pm
Scale:	Rev:
1:100 @ A3	A1
Drawing No:	DA-16



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA SHOULD BE REFERRED TO IN WRITING TO THE DESIGNER. A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS. THE SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT SHALL BE USED IN CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BASI CODES, INCLUDING ALL AMENDMENTS AND THE DATES AND DATES OF THE RELEVANT BUILDING AUTHORITY EXCEPT WHERE SHOWN BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFFSET WORK SHALL BE GIVEN ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED TO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS TAKEN BY SCALED THE DRAWINGS.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



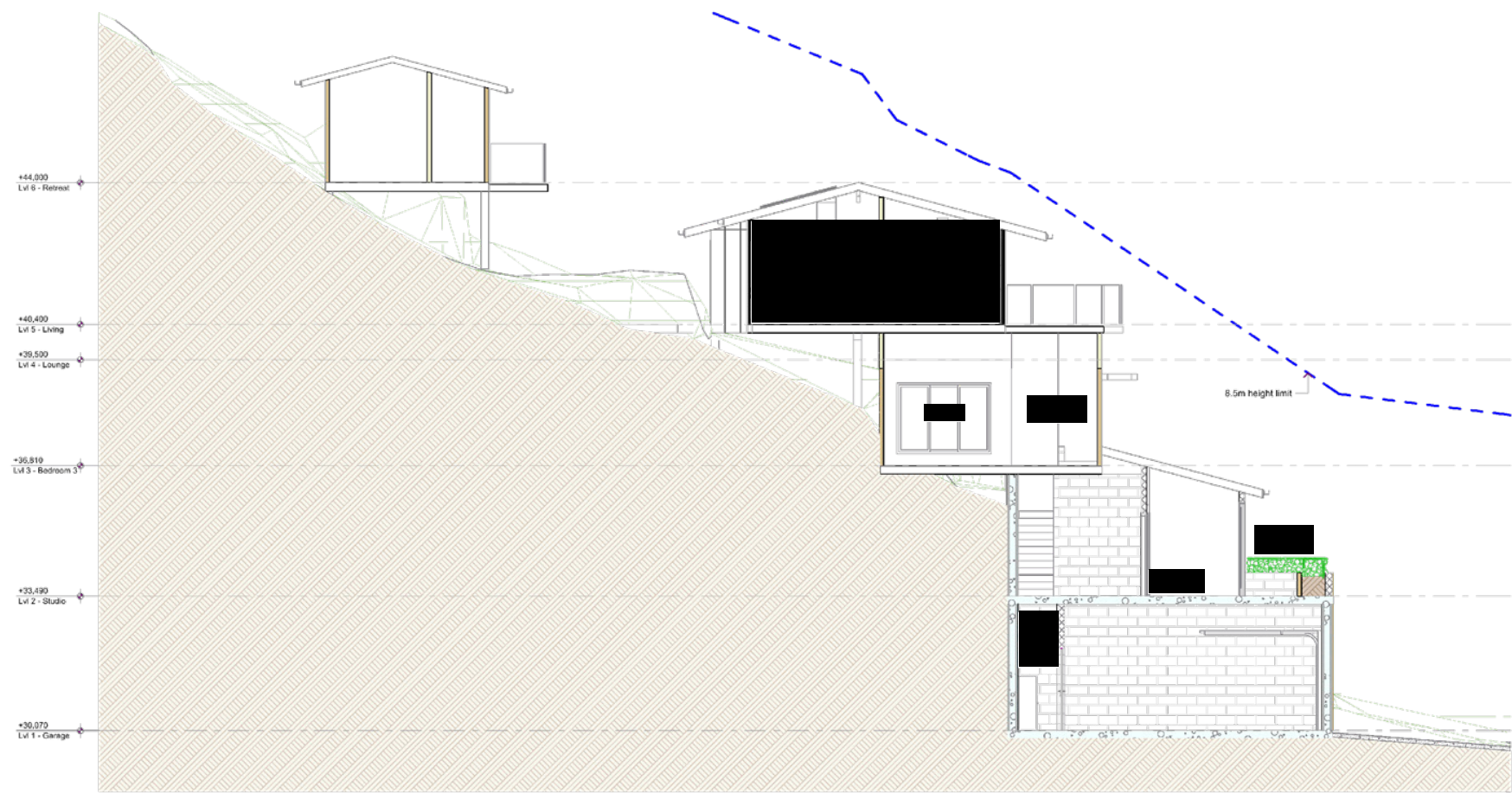
cMacd
consulting & design
32 Smith Road
Kilmore Vale NSW 2287
Phone: 02 4811 8867
Mobile: 0408 412 047
info@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Section F

Print Date:	13/3/18 8:39 pm
Scale:	Rev:
1:100 @ A3	A1
Drawing No:	DA-17



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARDS SHALL BE REFERRED TO IN WRITING TO THE DESIGNER AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. THE SPECIFICATION AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE DULLED AND DISCOUNTS OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE SHOWN BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS ARE MEANT TO SETTING OUT AND DIFFERENCES SHALL BE ADVISED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED TO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS ON LINES BY SCALED THE DRAWINGS.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design

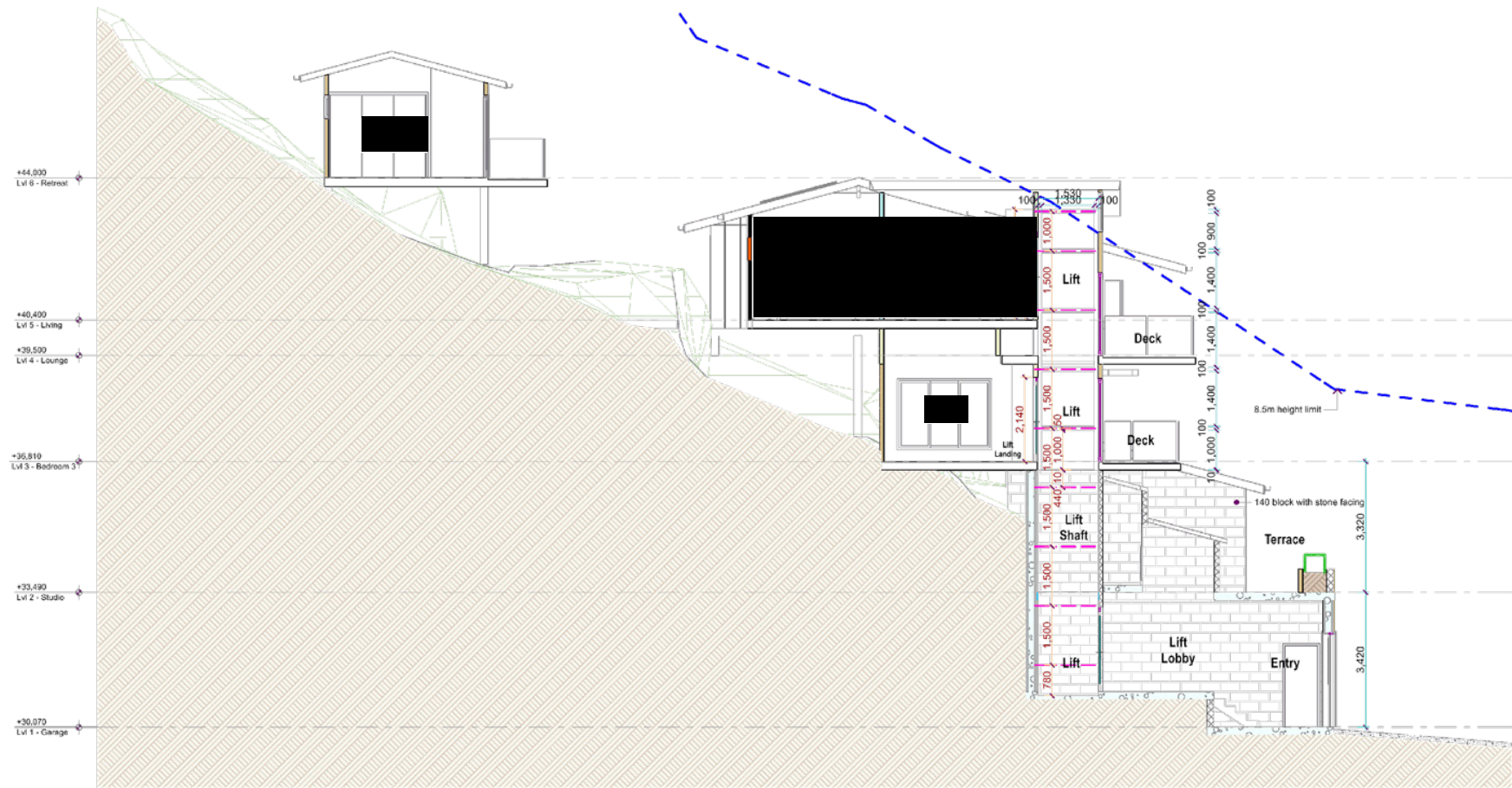
32 Smith Road
Kempsey NSW 2355 2287
Phone: 08 4811 8867
Mobile: 0408 412 047
info@cmacd.com.au


Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

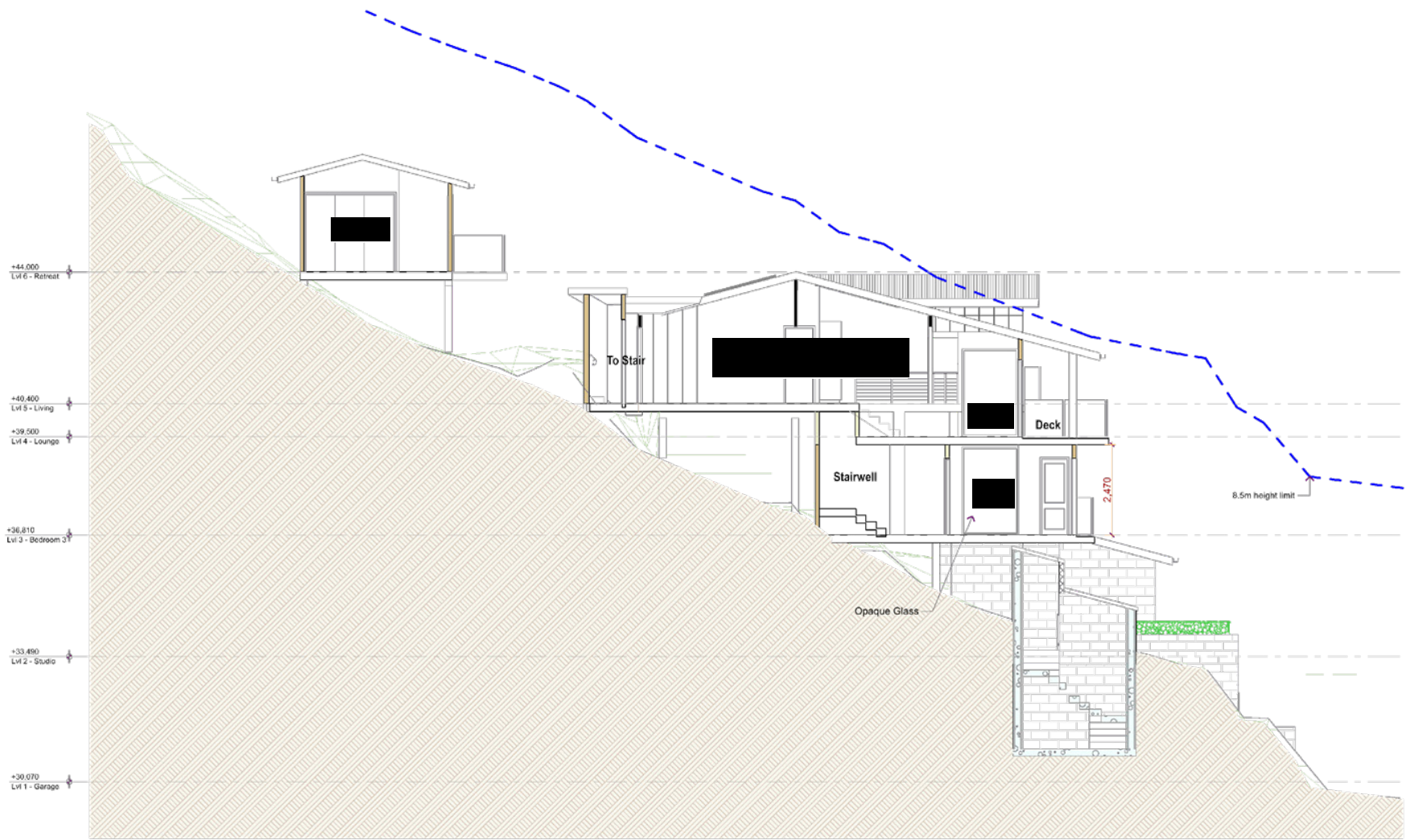
Drawing Title:
Section G

Print Date:	13/3/18 8:39 pm
Scale:	Rev:
1:100 @ A3	A1
Drawing No:	DA-18



<p>ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO IN WRITING TO THE ARCHITECT. A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. THE SPECIFICATION AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A. CODES, INCLUDING ALL AMENDMENTS AND THE BYLAWS AND REGULATIONS OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE SHOWN BY THE PROJECT SPECIFICATION.</p> <p>ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF-SETS WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED TO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS ON LINES BY SCALED THE DRAWINGS.</p> <p>THESE DRAWINGS ARE NOT BE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.</p>	 <p>cMacd consulting & design</p> <p>32 Smith Road Kempsey NSW 2287 Phone: 08 4611 8867 Mobile: 0408 412 047 info@cmacd.com.au</p>	<p>Revisions</p> <table><tr><td>A1</td><td>13/03/18</td><td>DA Submission to Gosford Council</td></tr></table>	A1	13/03/18	DA Submission to Gosford Council	<p>Project:</p> <p>Alterations & Additions for 5 Patricia Place Killcare Lot 21 D.P. 235747 5 Patricia Place Killcare NSW 2257 For J. Blomfield</p>	<p>Drawing Title:</p> <p>Section H</p>	<table><tr><td>Print Date:</td><td>13/3/18 8:39 pm</td></tr><tr><td>Scale:</td><td>Rev: A1</td></tr><tr><td>1:100 @ A3</td><td></td></tr><tr><td>Drawing No:</td><td>DA-19</td></tr></table>	Print Date:	13/3/18 8:39 pm	Scale:	Rev: A1	1:100 @ A3		Drawing No:	DA-19
	A1	13/03/18	DA Submission to Gosford Council													
	Print Date:	13/3/18 8:39 pm														
	Scale:	Rev: A1														
1:100 @ A3																
Drawing No:	DA-19															

BASIX Certificate: A257006



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA SHALL BE REFERRED TO EACH DESIGNER'S WRITTEN INSTRUCTIONS RECEIVED PRIOR TO PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND ENGINEERING DRAWINGS. THE SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BASIX CODES, INCLUDING ALL AMENDMENTS AND THE BUILDING AND DISCHARGE OF THE RELEVANT BUILDING AUTHORITY, EXCEPT IN CASES WHERE THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELAYED TO BY THE CLIENT AND OFF-SITE WORK SHALL BE REVIEWED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR FABRICATION WITHOUT THE CONTRACTOR'S SCALE THE DRAWINGS.

THESE DRAWINGS ARE NOT BE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design
32 Smith Road
Kempsey NSW 2287
Phone: 08 4811 8887
Mobile: 0408 412 047
rich@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Section I

Print Date:	13/3/18 8:39 pm
Scale:	Rev: A1
1:100 @ A3	
Drawing No:	DA-20

Fixtures and systems	Show on DA Plans	Show on ODCDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: solar (electric-booster) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2006 (No. 2)).	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² . b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: framed (R10.7)	R0.6 (down) (or R1.50 including construction)		✓
suspended floor above garage: concrete (R10.6)	nil		✓
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		✓
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.00 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with the Federation Rating Council (INRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.	✓	✓	✓
For projections, described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door all must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	✓	✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades the window or glazed door. The spacing between battens must be no more than 50 mm.	✓	✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
WM01	S	3.24	0	0	eeve/Verandah/ pergola/ balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
WM02-05	E	2.36	0	0	eeve/Verandah/ pergola/ balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
WM06/07	E	5.4	0	0	eeve/Verandah/ pergola/ balcony	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						Show on DA Plans	Show on COCOP Plans & specs	Further Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overhanging Height (m)	Distance (m)	Shading device	Frame and glass type		
					>=900 mm	6.44, SHGC: 0.75)		
WT01	E	1.12	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WM08	W	0.36	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL01	E	3.24	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL02	E	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL03	N	0.9	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WL04	W	0.54	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WL05	W	0.54	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL06	W	1.08	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL07	S	1.08	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL08	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WL09	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WR01	E	2.08	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WR02	W	1.08	0	0	eave/verandah/pergola/balcony	improved aluminium, single pyrolytic low-e,		
WR03	S	1.2	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
WR04	S	1.2	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
US1/2	E	11.6	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
DM1	E	7.98	5.985	4.62	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
DM2	N	1.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
DL1	E	2.77	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
DL2	E	3.22	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
DL4	W	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
DL5	W	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
DR1	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
Glazed roofs								
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.						✓	✓	✓
The following requirements must also be satisfied in relation to each glazed roof:							✓	✓
Glazed roofs glazing requirements								
Glazed roof number	Area of glazing (m ²)	Shading device	Glass type					
G1	2.55	external fixed awning or blind	improved aluminium, toned/air gap/deer, (U-value: 4.09, SHGC: 0.47)					
G2	4.17	no shading	improved aluminium, toned/air gap/deer, (U-value: 4.09, SHGC: 0.47)					

BASIX Certificate: A257006

[illegible]

cMacd
consulting and design
3250 Main Road
Barnstable, MA 02603
Phone: (508) 861-0067
Mobile: (508) 412-0427
info@cmacd.com

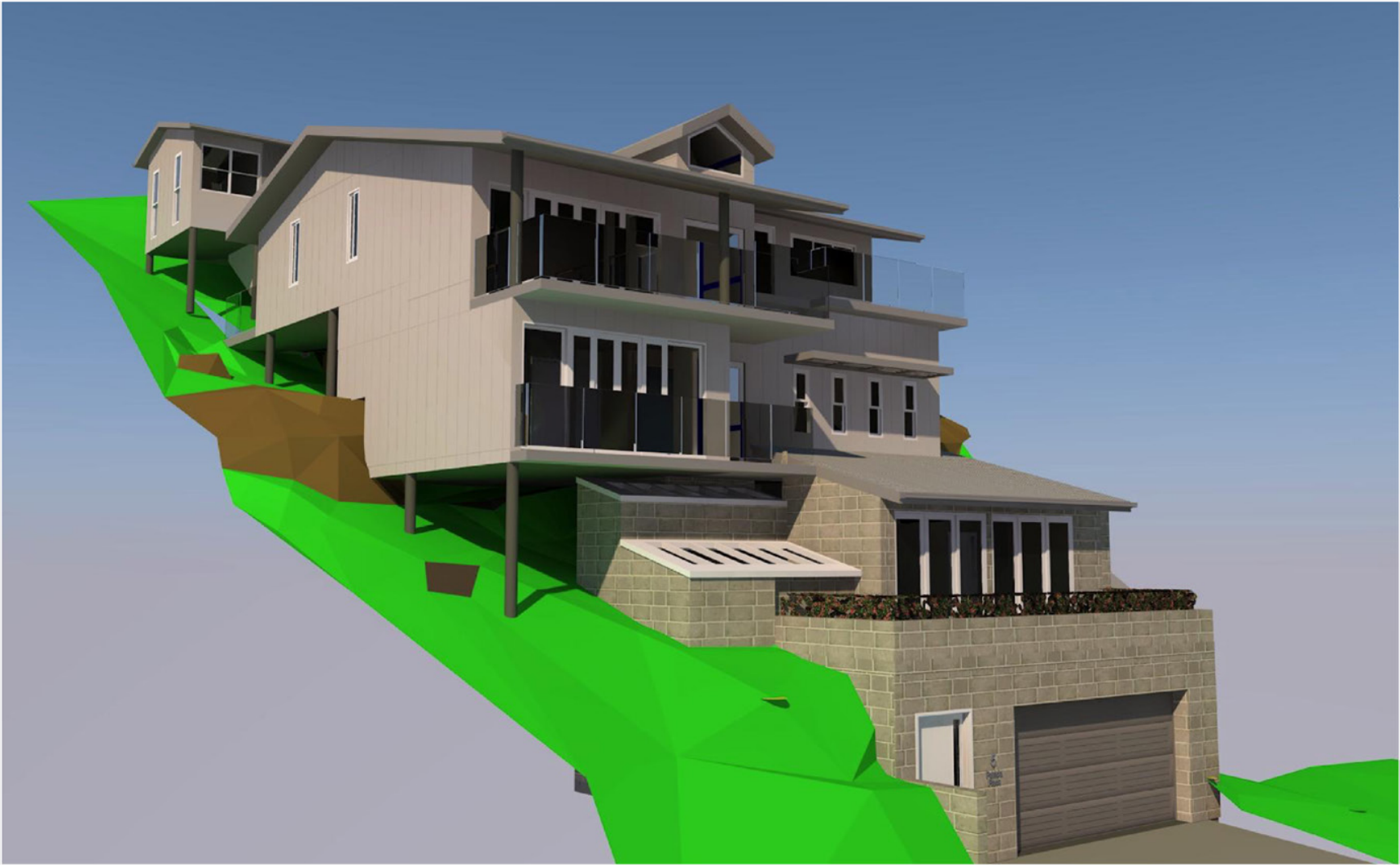
Revisions
A1 13/03/18 DA Submission to Gosford Council

Project:
Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield

Drawing Title:
BASIX Commitments

Print Date:	13/3/18 8:39 pm	
Scale:	NTS	Rev: A1
Drawing No:	DA-21	

BASIX Certificate: A257006



<p>ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION OR/AND THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO ARCHITECTURAL AND/OR WRITTEN INSTRUCTIONS ISSUED PRIOR TO PROCEED WITH THE WORK. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL AND/OR WRITTEN INSTRUCTIONS. DRAWINGS THE SPECIFICATIONS AND ANY SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING SHALL BE ACCORDANCE WITH THE PROJECT SPECIFICATION.</p> <p>ALL DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND NOT TO BE LIABLE FOR ANY DISCREPANCY OR FOR THE CONSEQUENCES OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND NOT TO BE LIABLE FOR ANY DISCREPANCY OR FOR THE CONSEQUENCES OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND NOT TO BE LIABLE FOR ANY DISCREPANCY OR FOR THE CONSEQUENCES OF THE DIMENSIONS.</p>	 <p>cMacd consulting and design</p> <p>30/30th Street Sydney NSW 2000 2287 Phone: 02 9611 0882 Mobile: 0408 412 047 info@cmacd.com.au</p>	<p>Revisions</p> <table><tr><td>A1</td><td>13/03/18</td><td>DA Submission to Gosford Council</td></tr></table>	A1	13/03/18	DA Submission to Gosford Council	<p>Project:</p> <p>Alterations & Additions for 5 Patricia Place Killcare Lot 21 D.P. 235747 5 Patricia Place Killcare NSW 2257 For J. Blomfield</p>	<p>Drawing Title:</p> <p>SE Perspective</p>	<p>Print Date:</p> <p>13/3/18 8:39 pm</p>
		A1	13/03/18	DA Submission to Gosford Council				
				<p>Scale:</p> <p>NTS</p> <p>Rev:</p> <p>A1</p> <p>Drawing No:</p> <p>DA-22</p>				

BASIX Certificate: A257006



ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO ARCHITECTURAL AND/OR WRITTEN INSTRUCTIONS ISSUED PRIOR TO PROCEED WITH THE WORK. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL AND/OR WRITTEN INSTRUCTIONS. DRAWINGS, THE SPECIFICATIONS AND ANY SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A. CODES INCLUDING ALL AMENDMENTS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING AND/OR WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

ALL DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE MEASURED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DIMENSIONS ARE NOT TO BE USED FOR RESPONSIBILITY AND BE TAKEN FOR CONSTRUCTION OF LINES BY SCALING THE DRAWINGS.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design

33 Smith Road
Sydney NSW 2000 2287
Phone: 02 9611 0887
Mobile: 0424 412 047
info@cmacd.com.au

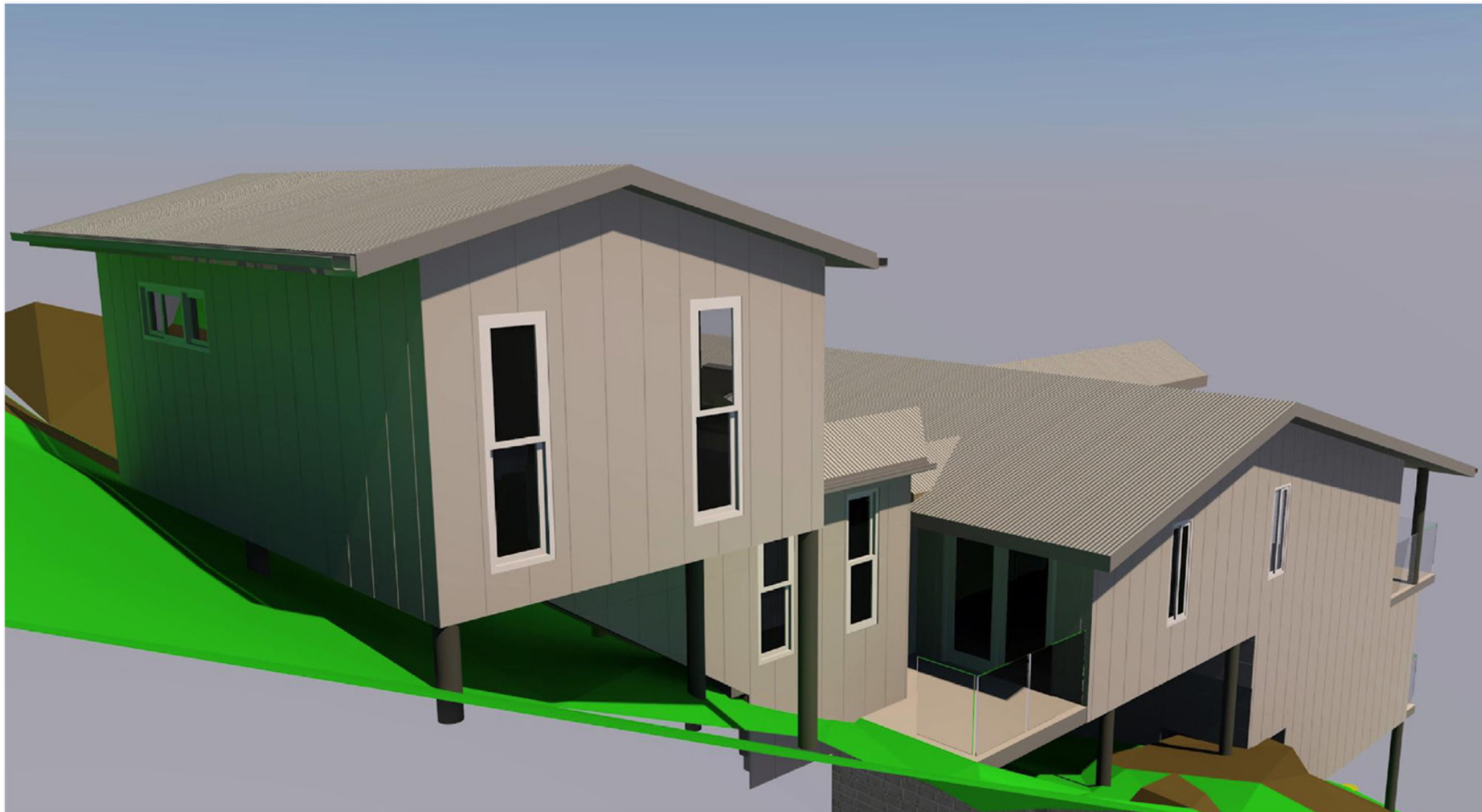
Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
NE Perspective

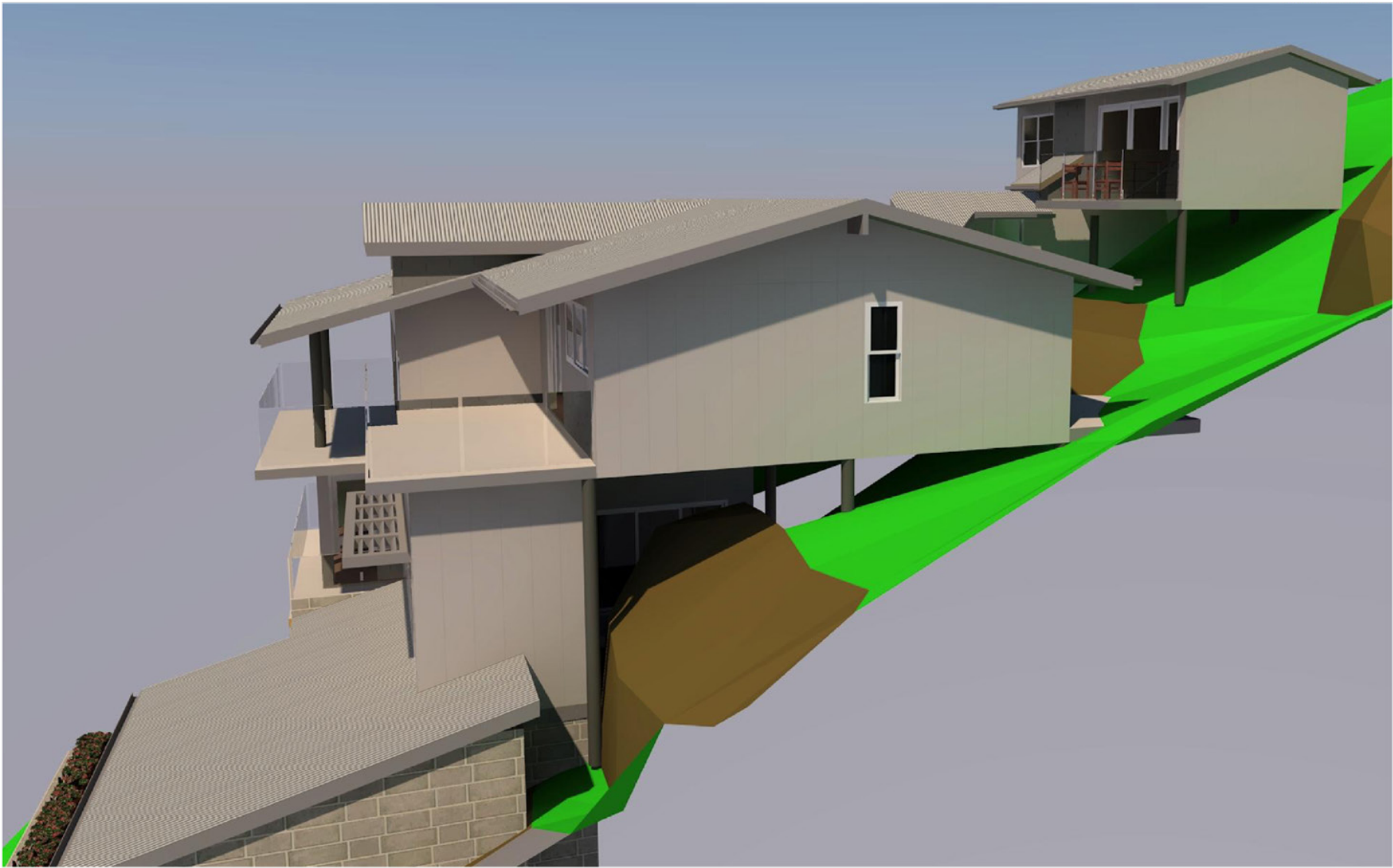
Print Date:	13/3/18 8:39 pm
Scale:	NTS
Rev:	A1
Drawing No:	DA-23

BASIX Certificate: A257006



<p>NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE PROJECT SPECIFICATION.</p> <p>ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF SETS SHALL BE MEASURED FROM SETS TO THE CONTRACTIONS BETWEEN CONSTRUCTIONS AND FABRICATION AND CONVEYERS. THE DIMENSIONS ARE NOT TO BE SCALE-UP RESPONSIBILITY WILL BE LAIN FOR CONSTRUCTIONS DETERMINED BY SCALE-UP CHANGES.</p> <p>DESIGNS INCLUDING VARIATION ARE SUBJECT TO CONFIRMATION BY AUTHORITY BEFORE PROCEEDING TO ANY CONSTRUCTION, INCLUDING CONSTRUCTION.</p>		<p>Revisions</p> <p>A1 13/03/18 DA Submission to Gosford Council</p>	<p>cMadd consulting & design</p> <p>32/200 Road BENTLEY NSW 2227 PH: 02 9471 0100 MO: 02 9471 0102 EMAIL: info@cmadd.com.au</p>	<p>Project:</p> <p>Alterations & Additions for 5 Patricia Place Kilcare for 5 Patricia Place Kilcare Lot 21 D.P. 235747 5 Patricia Place Kilcare NSW 2257 For J. Blomfield</p>	<p>Drawing Title:</p> <p>SW Perspective</p>	<p>Print Date:</p> <p>13/3/18 8:36 pm</p> <p>Scale:</p> <p>NTS</p> <p>Rev:</p> <p>A1</p> <p>Drawing No:</p> <p>DA-24</p>
---	---	--	---	---	--	--

BASIX Certificate: A257006



ANY DISCREPANCY ON THE DRAWING OR BETWEEN THE DRAWING AND/OR THE SPECIFICATION AND/OR THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO BASIX DESIGN AND A WRITTEN INSTRUCTION ISSUED PRIOR TO PROCEED WITH THE WORK THESE DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS. THE SPECIFICATIONS AND ANY SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT ALL MATERIALS AND WORKMANSHIP SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BASI CODES INCLUDING ALL AMENDMENTS AND THE BUILDING STANDARDS OF THE RELEVANT BUILDING AUTHORITY EXCEPT WHERE NOTED BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS ARE GIVEN TO SET THE LOT AND OFF SETS SHALL BE ADVISED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALED THE DRAWINGS.

RENDERING DRAWING ARE NOT SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



cMacd
consulting & design

33 Smith Road
Sydney NSW 1585 2287
Phone: 02 9871 0887
Mobile: 0421 412 047
info@cmacd.com.au

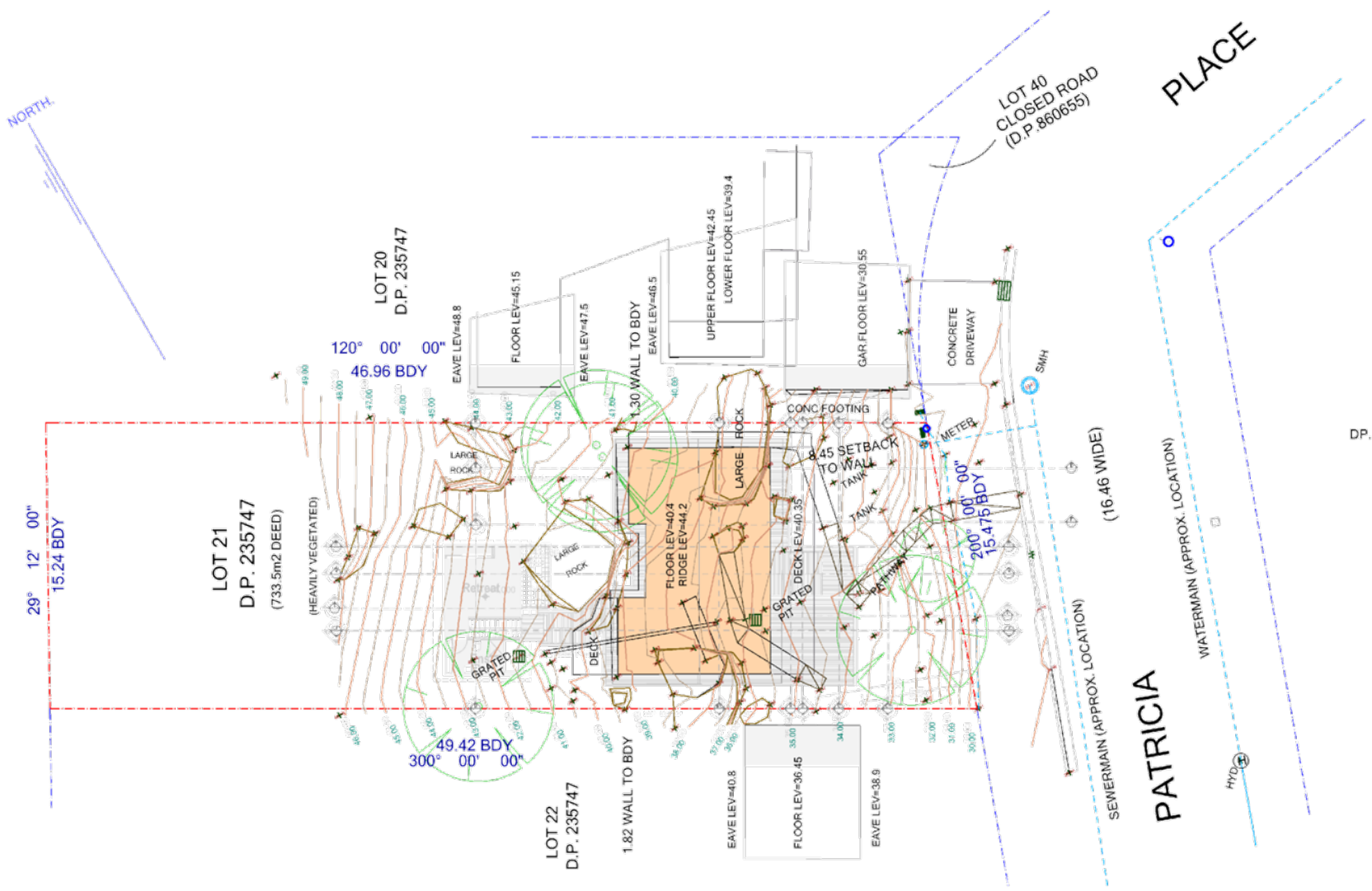
Revisions	
A1	13/03/18 DA Submission to Gosford Council

Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
N Perspective

Print Date:	13/3/18 8:39 pm
Scale:	NTS
Rev:	A1
Drawing No:	DA-25

BASIX Certificate: A257006



DP. 235747

ANY DISCREPANCY ON THE DRAWING OR BETWEEN THE DRAWING AND THE SPECIFICATION OR THE SPECIFIED DATA STANDARDS SHALL BE REFERRED TO THE DESIGNER AND A WRITTEN INSTRUCTION ISSUED PRIOR TO PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL BE USED IN CONSTRUCTION OF THE BUILDING AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE SPECIFICATION AND ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE ACCORDING WITH THE REQUIREMENTS OF THE CURRENT SAS CODES, INCLUDING ALL AMENDMENTS AND THE BUILDING AND CONSTRUCTION OF THE BUILDING SHALL BE ACCORDING TO THE SPECIFICATION.



cMacd
consulting & design
30/30th Road
Berrigerra NSW 2597
Phone: 02 46110822
Mobile: 0408 412 047
info@cmacd.com.au

Revisions	
A1	13/03/18 DA Submission to Gosford Council



Project:
**Alterations & Additions
for 5 Patricia Place Killcare
Lot 21 D.P. 235747
5 Patricia Place
Killcare NSW 2257
For J. Blomfield**

Drawing Title:
Survey Overlay

Print Date:	13/3/18 8:39 pm
Scale:	1:200 @ A3
Rev:	A1
Drawing No:	DA-26

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
Central Coast Council
PO Box 20
WYONG NSW 2259

Your Ref: 54008/2018
Our Ref: D18/5043
DA18032912442 AS

ATTENTION: Jarryd Beckman

10 April 2018

Dear Sir/Madam

Land Use Application for 21//235747 5 Patricia Place Killcare

I refer to your letter dated 28 March 2018 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works, and in perpetuity, the area around the dwelling shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' as follows:
 - West: Defendable Space for a distance of 10 metres; and,
 - All other directions: IPA to the property boundaries.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. The provision of water, electricity and gas shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. To aid in fire fighting activities, unobstructed pedestrian access to the rear of the property shall be provided and is to be maintained at all times.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. New construction on the entire roof, and northern, southern and western elevations shall comply with Sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate. Except for windows, flaming of the specimen is not permitted and there shall be no exposed timber.
5. New construction on the eastern elevation shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
6. Exposed elevations of the existing building on the site is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings(excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

Landscaping

7. Future landscaping to the site is required to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection' 2006. New boundary fences are to be constructed entirely of non-combustible materials.

General Advice – consent authority to note

The Service recognises that the site is constrained and that the proposed development falls within the Flame Zone. Flame Zone development is high risk development; consequently, in situations such as this, the Service seeks to improve the overall fire safety of the existing development. This requires greater emphasis on construction standards, landscaping, siting, and vegetation management practices to ensure improved levels of protection are afforded to the development, its occupants and fire fighters. The Service has undertaken a merit based assessment of the proposal and provides the above advice in accordance with 'Planning for Bush Fire Protection 2006'.

Where the asset protection zones (APZ) are located on slopes greater than 18 degrees, the APZ can be landscaped or managed (e.g. terracing) with suitable access being provided to the APZ to ensure the ongoing maintenance of the area. Details of landscaping plans are to be submitted for approval to Council/or the principal certifier with the construction certificate.

For any queries regarding this correspondence please contact Adam Small on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Apps', with a stylized flourish at the end.

Matthew Apps

A/Team Leader - Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.



Item No: 2.2
Title: DA 54066/2018 - Proposed Dwelling
Addition/Alterations, Glass House, Convert Existing
Shed to Games Room, Windmill, Cage Over Vegetable
Garden and Retaining Walls at 9A Broadwater Drive
Saratoga

Department: Environment and Planning

8 October 2018 Ordinary Council Meeting

Trim Reference: F2010/00500 - D13305201

Author: Neil Skeates, Senior Building Surveyor

Manager: Daniel Woods, Acting Unit Manager Environment and Certification

Executive: Scott Cox, Director, Environment and Planning

Summary

An application has been received for Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls. 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*, 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 the building height exceeding the development standard specified in the Interim Development Order 122 (IDO 122). The dwelling roof exceeds the permissible building height of 8.0 metres by 1.77 metres or 22%, and the windmill exceeds the permissible building height of 8.0 metres by 3.5 metres or 44%.

Applicant	L A Hackett
Owner	L A Hackett
Application No	54066/2018
Description of Land	Lot 8 DP 739026, 9A Broadwater Drive Saratoga
Proposed Development	Dwelling Addition/Alterations, Glass House, Convert Ex Shed to Games Room, Windmill and Retaining Walls
Site Area	23210m ²
Zoning	7(a) Conservation IDO 122 / PART R2 Low Density Residential
Existing Use	Dwelling House
Employment Generation	Nil
Estimated Value	\$1,500,000.00

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.*

PRECIS

Proposed Development	Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls.
Permissibility and Zoning	The subject site is zoned part 7(a) Conservation under <i>Interim Development Order No 122</i> and part R2 Low Density Residential under <i>Gosford Local Environmental Plan 2014</i> . The R2 zone relates to the battle axe driveway only. The proposed development is located within the 7(a) zoned part of the site and 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 (EP& A Act)</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>Interim Development Order No 122 (IDO 122)</i> • <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i> • <i>Gosford Development Control Plan 2013 (GDCP 2013)</i>
Current Use	Dwelling house with ancillary development
Integrated Development	No
Submissions	One (1) submission was received during the notification period.

2.2 DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls at 9A Broadwater Drive Saratoga (contd)

Variations to Plans and Policies

Interim Development Order No 122

Clause	29
Standard	Building height limit of 8.0m
Departure basis	Proposed dwelling height 9.77m. This represents a variation of 1.77m or 22% Windmill height 11.5m. Variation 3.5m or 44%

Chapter 3.1 Dwelling Houses, Secondary Dwellings and Ancillary Development of Gosford Development Control Plan 2013

Clause	3.1.2.1
Standard	Dwelling height limit 8.0m Detached ancillary development height limit 7.0m
Departure basis	Proposed dwelling height 9.77m. This represents a variation of 1.77m or 22% The proposed windmill (detached ancillary development) height is 11.5m. This represents a variation of 4.5m or 64%

Clause	3.1.7.3
Standard	Maximum floor area 50m ² for detached studio
Departure basis	Floor area proposed is 203m ² which is a variation of 153m ² or 306%.

The Site

The site is located on the southern aspect of a local hillside and is accessed from a shared battle axe driveway with entry from Broadwater Drive. The topography is a moderately to steep grade upwards from the western and southern lot boundaries. The site contains an existing dwelling house and various outbuildings, tennis court and internal access road.

The site is identified as "bushfire prone land" on Council's bushfire maps. A Bushfire Assessment Report prepared by Firebird Ecosultants Pty Ltd reference 9A Broadwater, Saratoga dated December 2017 was submitted with the application recommending the proposal comply with BAL-19 and BAL-29.

2.2 DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls at 9A Broadwater Drive Saratoga (contd)

Council's land use mapping identifies the site as a "deferred matter" under IDO 122. The site is zoned part 7(a) Conservation under IDO 122 and Part R2 Low Density Residential under GLEP 2014. The R2 zone relates to the battle axe driveway only. The proposed development is located within the 7(a) zoned part of the site.

Adjoining development comprises residential dwelling houses. There are multiple adjoining lots to the north, west and south. To the east is a heavily vegetated portion of the lot which adjoins a Council reserve at the top of the hillside.



Figure 1 – Aerial view of Saratoga with the site highlighted in blue.

Surrounding Development

The adjoining residential sites to the north, south and west are zoned R2 Low Density Residential under the GLEP 2014 with residential dwellings designed to accommodate the steep topography of the sites. The adjoining land to the east is zoned 6(a) Open Space (recreation) under IDO 122 and is owned by Central Coast Council and is covered with dense vegetation

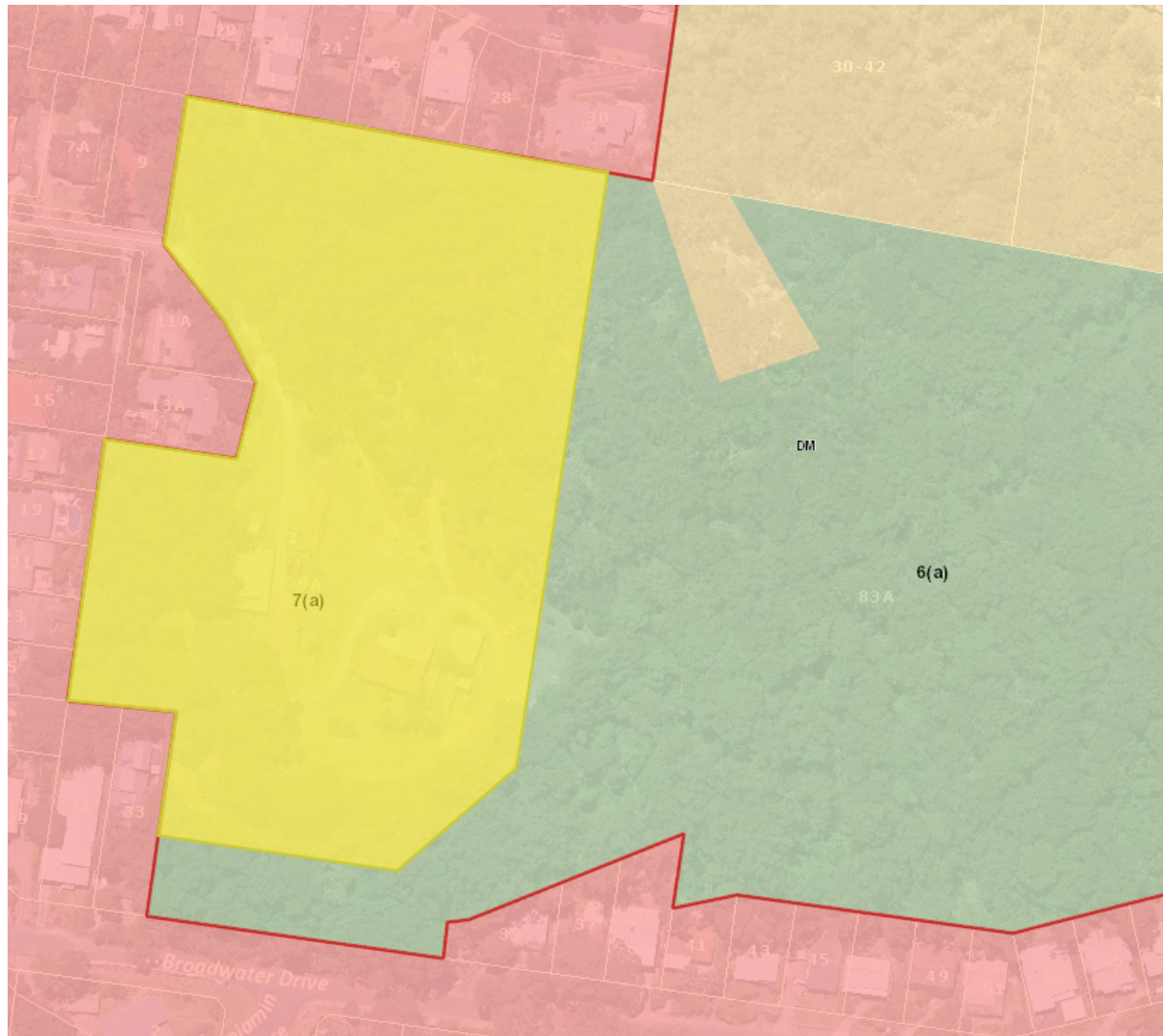


Figure 2 – Zoning Map with the site highlighted in yellow.



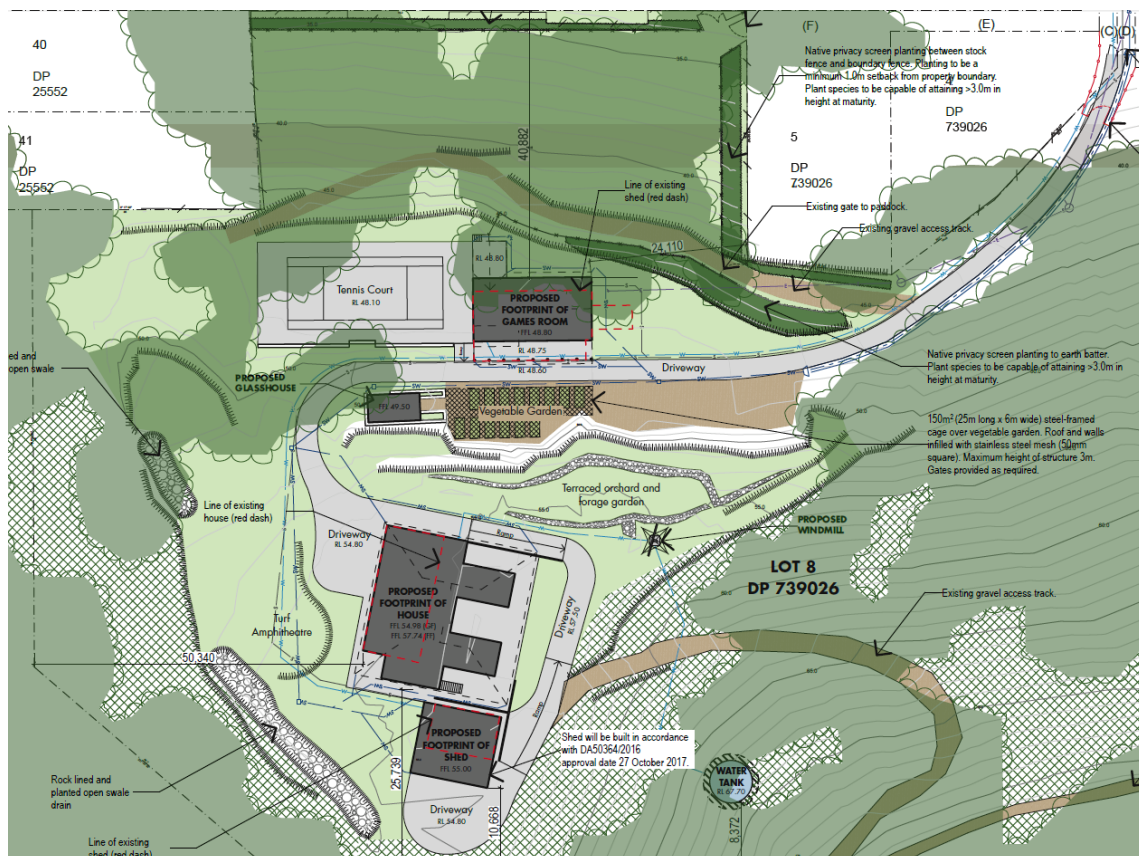
Photograph 1: Site view looking towards the proposed wind mill location.



**Photograph 2: View of existing dwelling house looking north east.
The Proposed Development**

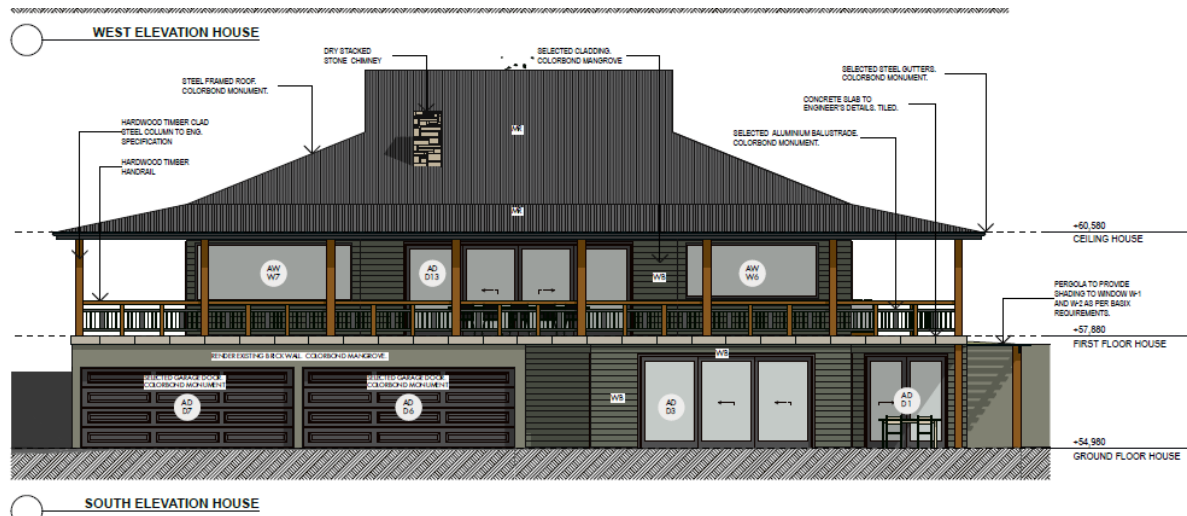
The Development Application seeks consent for the following works:

- Demolition of an existing detached ancillary large shed
- Construction of a new detached games room to the lower side of the property
- Install a refurbished heritage style wind mill towards the centre of the site.
- The removal of one native tree towards the rear of the dwelling house to allow for a firefighting water tank.
- Construction of a new glass house building
- Construction of a cage over the vegetable garden and new retaining walls.
- Alterations and additions to the existing dwelling house including new roof design.
- New rain water tank and stormwater absorption pit system.

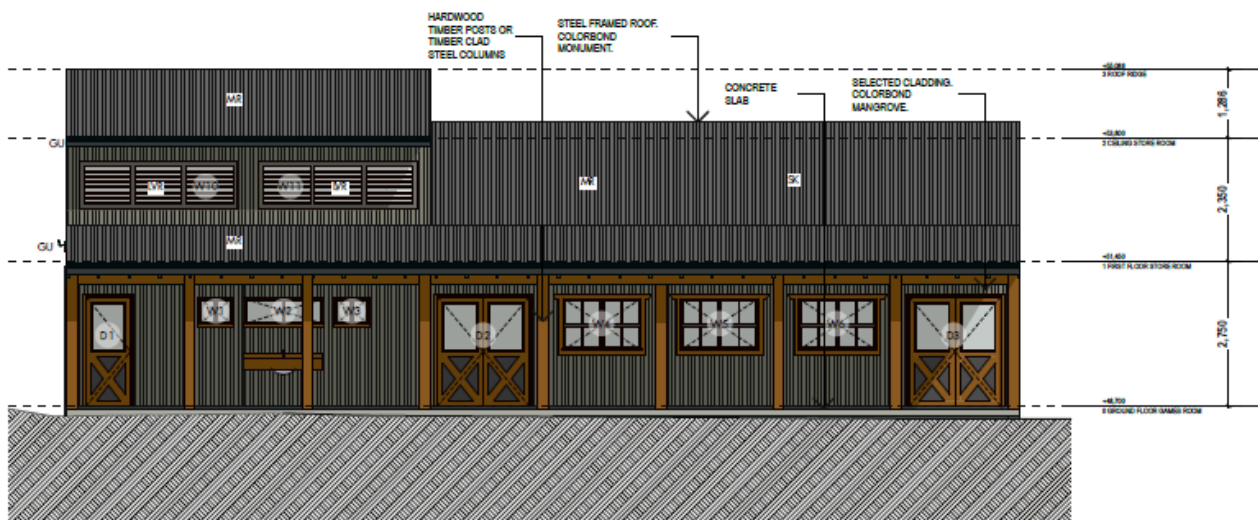


Plan Image 1: Site Plan.

DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls at 9A Broadwater Drive Saratoga (contd)

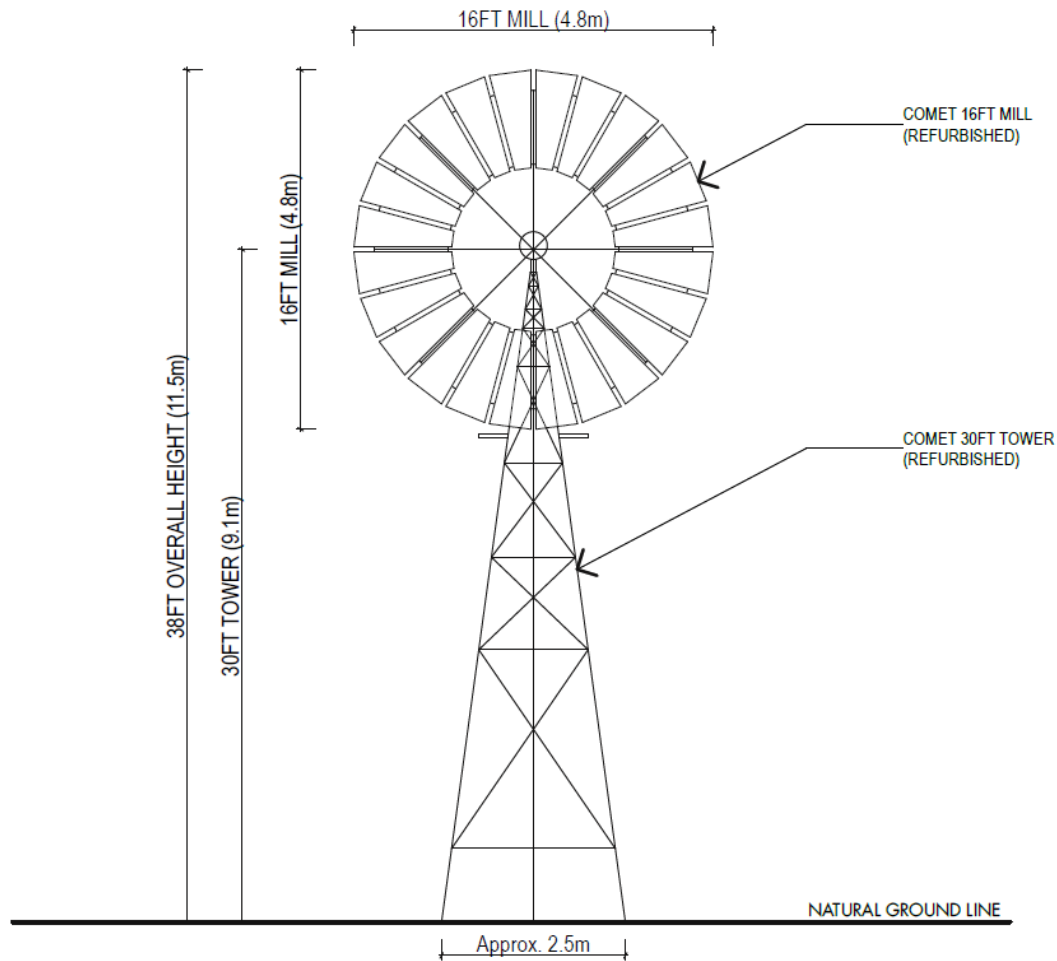


Plan Image 2: South elevation of Dwelling House alterations.



EAST ELEVATION 1:100@A3

Plan Image 3: East elevation of Games Room.



COMET 30FT (9.1m) TOWER WITH 16FT D PATTERN MILL
(SCALE 1:50 @ A1)

Plan Image 4: Wind Mill.

History

Council's records show that the following applications were previously lodged on this site:

- DA50364-2016 Section 96 Increase shed size
- DA50364-2016 New Shed
- DA49562-2016 Demolition of Existing Concrete Swimming pool

Consultation

Public Consultation

The development application was notified in accordance with the Chapter 7.3 Notification of Development Proposals of Gosford Development Control Plan 2013 (GDGP 2013) from 9 April 2018 to 24 April 2018. A total of one submission was received.

The issues raised in the submission are discussed below.

1. Access issues during construction.

Comment

Vehicle access to the site will be via the easement for access. The issue of vehicles parking within the easement and blocking access to neighboring properties has been addressed by moving the metal entry gate further up the private driveway to ensure waiting vehicles do not block the shared battle axe driveway (Condition 4.15).

2. Windmill – Noise and flood impacts.

Comment

The proposed windmill location will be 51 metres from the closest neighbour. The windmill can be disengaged and so will not continually pump water. The existing driveway will divert water away from the lower boundary line. The maintenance of the windmill will be required as a condition of consent. Should the windmill become a noise nuisance through lack of maintenance, action may be taken under the *Protection of Environment Operations Act 1997*.

3. Games room – Noise and privacy impacts from the games room.

Comment

There is 24 metres separation between the games room and nearest southern property boundary. The rear wall has large windows however there is sufficient separation distance for reasonable privacy. The owner is required to plant vegetation for the purpose of providing visual privacy adjacent to the southern property boundary (Condition 5.4).

A condition has been included in the consent to control the use of the games room building. The building cannot be used as a separate domicile or secondary dwelling. The use of vehicles on private land cannot be controlled by Council. Conditions have been included in the consent to control noise issues (Conditions 6.1, 6.4 and 6.5).

4. Impacts to access during sewer connection.

Comment

The sewer is proposed for connection to this property. A condition has been included in the consent for access to be maintained during construction (Condition 4.15). The existing driveway is a short run with the applicant not being solely responsible for the upgrade of this shared driveway. All owners will need to come to a private arrangement to alter the driveway design. There is already a passing bay on the existing driveway.

Internal Consultation

Ecology

The proposal has been assessed by Council's Ecologist who has reviewed the submitted report and plans. The proposed development is considered satisfactory. (Conditions 5.5 and 6.7).

Environmental Health

The existing onsite sewer system is currently relied upon by the owners of this property. The proposal has been referred to Council's Environment Health Officer for the purposes of assessing any potential impacts caused to the existing onsite sewer system. The review has concluded no additional impact will arise as the proponent has indicated a desire to make a new sewer connection to the existing town reticulated system located within the shared access easement to the west. Subject to the imposition of a condition the proposal is considered satisfactory (Condition 6.6).

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 (SEPP)

State Environmental Planning Policy (SEPP) No 1 - Development Standards

Building Height – Dwelling roof and wind mill structure

In relation to residential dwelling houses within the 7(a) Conservation, Clause 29 of the IDO 122 stipulates that the maximum building height is 8.0 metres. In this instance the topmost part of the roof ridge line is 9.77 metres. This is a variation of 1.77 metres. The ancillary development of a windmill has a maximum height of 11.5 metres. This is a variation of 3.5 metres. The applicant has submitted a SEPP 1 objection to vary the development standard.

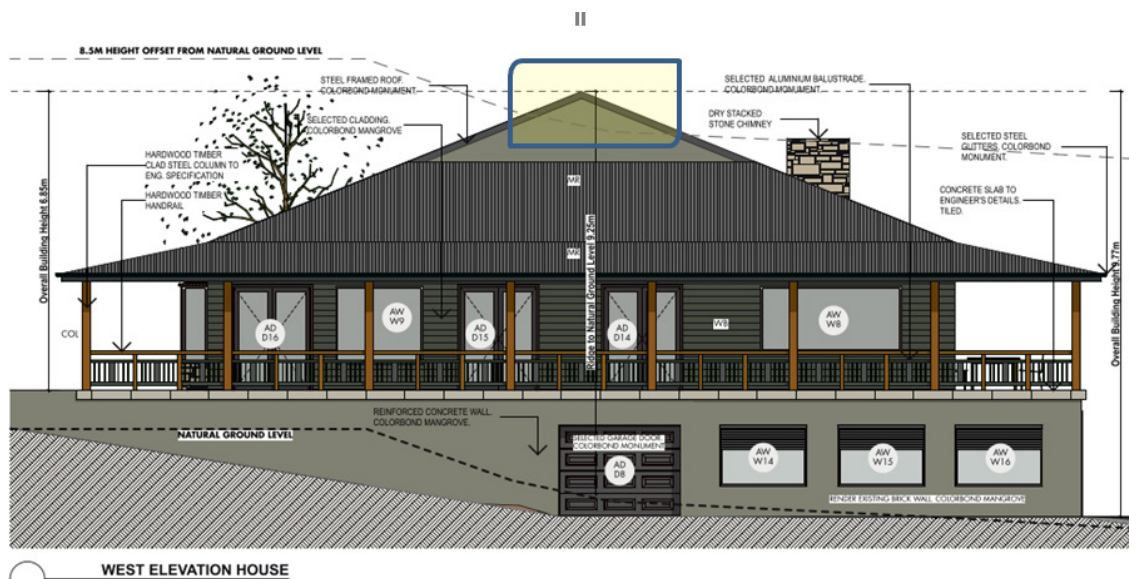


Figure 3 – Western elevation where yellow rectangle indicates roof area above height limit.

The SEPP 1 objection is summarised as follows: -

- The variation does not impact amenity and scenic quality
- The variation is a small part of the roof areas over the central ridge line.
- The variation does not unduly affect the surrounding area in terms of bulk and scale
- The variation does not compromise the character of the area.
- The proposal does not create a landmark building or development

SEPP 1 Objection

Assessment of the SEPP 1 objection requires consideration of the following.

(i) *Is the planning control a development standard?*

The building height requirement expressed in Clause 29 of the IDO 122 falls within the definition of a development standard pursuant to Sections 1.4 / 4.15 of the EP & A Act 1979.

(ii) *What is the underlying objectives or purpose of the standard?*

The objectives of the development standard are not stated in the IDO 122.

The extent of non-compliance will not result in unreasonable impacts on the adjoining residents including solar access, nor will it increase the apparent bulk and scale of the proposed building against the tree line.

Further consideration has been given to;

- The building does not exceed the maximum floor space ratio of the GDCP 2013. The proposal also complies with the setbacks requirements of the GDCP 2013.
- The development is generally consistent with the desired character statement for the locality.
- The area of non-compliance occurs in the centre of the site and centre of the building. This does not add significant bulk to the appearance of the building or unreasonably impact on the streetscape or amenity of neighbouring properties. The building is not observed from the street at all due to the large nature of the site (23,210m²).

(iii) *Is compliance with the standard consistent with the aims of SEPP 1, and in particular does compliance with the standard tend to hinder the attainment of the objectives specified in Section 1.3 of the Act?*

The aim of SEPP 1 is to provide flexibility in planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in Section 1.3 of the Act.

As the proposed building height variation encroachment is considered minor and will not increase the apparent bulk and scale of the development or unreasonably impact on the adjoining properties, it is considered that strict compliance with the standard is unnecessary in this instance. Further, the proposed structure (wind mill) will also not increase the apparent bulk and scale of the development or unreasonably impact on the adjoining properties; it is considered that strict compliance with the standard is unnecessary in this instance.

In relation to the proposed variation to the building height requirement of Clause 29 of IDO 122, the development is consistent with the objectives of the Act.

2.2 DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls at 9A Broadwater Drive Saratoga (contd)

- (iv) *Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?*

For the reasons outlined above, strict compliance with the development standard is considered unreasonable or unnecessary in this instance.

- (v) *Is the objection well founded?*

The objection to the standard under the provisions of SEPP 1 is considered well founded.

The development achieves the underlying purpose of Clause 29 of the IDO 122 despite non-compliance with the standard. The proposed variation to the standard is consistent with the objectives of SEPP 1.

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

The application is supported by two BASIX certificates which confirm the proposal will meet the NSW government's requirements for sustainability, if built in accordance with the commitments in the certificates. A condition (No. 5.6) of consent has been imposed to ensure the development is constructed in accordance with the commitments.

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 is lodged and not finally determined prior to the commencement of the SEPP Coastal Management.

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

Permissibility

The subject site is zoned Part R2 Low Density Residential under GLEP 2014. The R2 zone relates to the battle axe driveway only. The proposed development is located within the 7(a) zoned part of the site. The proposed development is defined as a Dwelling House which is permissible in the zone with consent of Council.

Dwelling house means a building containing one dwelling

Zone R2 Low Density Residential

The objectives of the R2 Low Density Residential zone under GLEP 2014 are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents. To ensure that development is compatible with the desired future character of the zone.*
- *To encourage best practice in the design of low-density residential development.*
- *To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.*
- *To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.*

In this instance, it is considered that the proposal is consistent with the stated objectives of the zone.

Clause 7.1 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 5 Acid Sulfate Soils. In this instance, the proposed works are not considered to impact on Acid Sulfate Soils.

Clause 7.2 Flood Planning

The land is partly flood affected however, not in the area of the proposed works and thus has not been classified as being under a "flood planning level" and is not subject to the imposition of a minimum habitable floor level. The development is considered satisfactory in respect to Clause 7.2 of GLEP 2014.

Interim Development Order No 122

Permissibility

The subject site is zoned Part 7(a) Conservation under IDO 122. The proposed development is located within the 7(a) zoned part of the site. The proposed development is defined as a 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.

The objectives for the 7(a) Conservation IDO 122 / PART R2 LOW DENSITY RESIDENTIAL are:

The objectives of zone No. 7(a) are:

- a) the conservation and rehabilitation of areas of high environmental value;
- b) the preservation and rehabilitation of areas of high visual and scenic quality in the natural landscape;
- c) the provision and retention of suitable habitats for flora and fauna;
- d) the prohibition of development on or within proximity to significant ecosystems, including rainforests and estuarine wetlands;
- e) the provision and retention of areas of visual contrast within the City, particularly the "backdrop" created by the retention of the ridgelines in their natural state;
- f) the provisions of opportunities for informal recreational pursuits, such as bushwalking and picnic, in appropriate locations;

2.2 DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls at 9A Broadwater Drive Saratoga (contd)

- g) the minimisation or prohibition of development so that the environmental and visual qualities of the natural areas are not eroded by the cumulative impact of incremental, individually minor development;
- h) the minimisation or prohibition of development in areas that are unsuitable for development by virtue of soil erosion, land slip, slope instability, coastal erosion or bushfire hazard.

The proposed development meets the objectives of the zone.

Development Standard	Required	Proposed	Compliance with Control	Variation %	Compliance with Objectives
29, Height limit	8.0m	9.77m (dwelling) 11.5m (wind mill)	No No	22.5% 44.0%	Yes- see comments below

The relevant IDO 122 Clauses have been considered including but not limited to 28 (the materials comply with prescribed tones), 29 (the proposal is now before the council for consideration) and 30 (>50m from ridge lines and prominent visible brow to all works). The proposal satisfies all relevant Clauses.

Clause 22 is not applicable in this instance as a dwelling house is already erected on the site.

Restriction on the erection of dwelling-houses In Zone No 7(a)

Clause 22

- (1) One dwelling-house only may be erected, with the consent of the Council, on an allotment of land within Zone No 7(a) having an area of not less than 40 hectares.
- (2) Notwithstanding subclause (1), the Council may consent to the erection of one dwelling-house only on an allotment of land within Zone No 7(a) having an area of less than 40 hectares if:
 - (a) the allotment was in existence before 18 February 1977 and was not in the same ownership as any adjoining allotments at that date; or
 - (b) the allotment was created after 18 February 1977 otherwise than under Clause 18(4)(a) or 20.
- (3) Where land within Zone No 7(a) comprises adjoining allotments held in the same ownership on 18 February 1977, the Council may, notwithstanding subclause (1),

consent to the erection of one dwelling-house only on that land ~ all the land so held within Zone No 7(a) has been consolidated into one allotment.

- (4) Notwithstanding subclause (3), the Council may, subject to compliance with subclause (5), consent to the erection of more than one dwelling-house on land comprised of adjoining allotments referred to in subclause (3), and without the requirement that the allotment be consolidated into one allotment, if the total number of dwelling-houses erected on the land does not exceed the number of adjoining allotments held in the same ownership on that date.
- (5) Pursuant to section 29 of the Environmental Planning and Assessment Act, 1979, the erection of a dwelling-house under subclause (4) is declared to be designated development for the purpose of that Act unless the erection of the dwelling-house only comprises the making of alterations or additions to any existing building which, in the opinion of the Council, are of a minor nature and do not, to any significant extent, change the scale, size or degree of that existing building.

Clause 28.

- (1) Subject to sub clause (2), the external surfaces of any building shall be of prescribed materials.
- (2) The Council may relax the requirements prescribed by subclause (1) -
 - (a) in relation to the external surfaces of any alteration or enlargement of an existing building or building ancillary to an existing building, where the external surfaces of the existing building are not composed of prescribed materials; or
 - (b) in relation to the external surfaces of any building, to the extent of permitting not more than 10 per centum of the total area of those surfaces to be composed of materials other than prescribed materials.

Clause 29.

- (1) Subject to subclause (2), the height of a building shall not exceed 8 metres.
- (2) A building which departs from the minimum requirements prescribed by subclause (1) to a minor extent only may be erected with the consent of the Council.

Clause 30.

- (1) Subject to this Clause a building or structure shall not be erected within 50 metres of any ridge line or prominent visible brow identified on any plan submitted to the Council.
- (2) Subclause (1) does not apply if:
 - (a) the whole of the site area is within 50 metres of one of the points referred to in that subclause;
 - (b) the Council is of the opinion that the levels, depths or other exceptional physical characteristics of the site require that the building or structure be erected within 50 metres of such a point; or
 - (c) the only part of the site which has direct access to a public road is within 50 metres of such a point.

Clause 35 is satisfied by the arborist and tree impact assessment reports.

Clause 35.

- (1) Where it appears to the Council that it is expedient for the purpose of securing amenity or of preserving existing amenities it may for that purpose make an order and may, by like resolution, rescind or vary any such order.
- (2) A tree preservation order may prohibit the ringbarking, cutting down, topping, lopping, removing, injuring or destruction of any tree or trees specified therein, except with the consent of the Council and any such consent may be given subject to such conditions as the Council may think fit.
- (3) A tree preservation order may relate to any tree or trees or to any specified class, type or description of trees on land described in such order and such land may be described particularly or generally by reference to the land, the subject of this Order, or any part thereof.
- (4) The Council shall forthwith upon the making of a tree preservation order cause notice of the making of such order to be published in the Gazette and in a newspaper circulating in the area in which land described in the order is situated.
- (5) In any proceedings under this Clause it shall be sufficient defence to prove that the tree or trees ring barked, cut down, topped, lopped, removed, injured or willfully destroyed was or were dying or dead or had become dangerous.

It is noted there is a height control of 8.0 metres on residential dwellings (buildings) under the IDO 122. The GDCP 2013 has a control which is 7.0 metres for outbuildings and detached ancillary developments.

The maximum building height control is 8.0 metres on this site. The maximum dwelling roof height is 9.77 metres, a variation of 1.77 metres or 22% on the height limit. The existing dwelling house is cut into the side of the hill meaning only 4.5 metres in width of the 23.3 metres is over the 8.0 metres. The roof design is considered to have architectural merit and is a net benefit to the building appearance. The proposed roof form is an older style homestead character consistent with a rural property. The dwelling design is complemented by the detached games room with a similar design style.

The wind mill is considered to be a structure without the mass of a building. The boundary setbacks comply with the GDCP 2013 and exceed that of the state exempt development criteria contained in the Subdivision 41 wind mill structures, that is be located at least 20 metres from any road boundary and 5m from each other lot boundary. The wind mill is more than 40 metres from the nearest lot boundary and more than 120 metres to the nearest public road.

The plans indicate the development will achieve the "prescribed" external finishes for 7(a) zoned land. The BASIX certificate further supports the proposed external finishes. The external finishes are considered to meet the prescribed matters.

The variation has no impact on the neighbours and is well below the ridge top and tree line.

The site has a series of existing cut and filled areas. The proposed dwelling appearance is considered to be an overall improvement in aesthetic appearance. The height variation is considered reasonable given the boundary setback, minimal overshadowing impact and minimal impact on the scenic quality.

The proposal is considered to meet the objectives of the clause and the height variation is supported through consideration of the SEPP 1 objection.

Gosford Development Control Plan 2013 (GDCP 2013)

Standard	Requirement	Proposed	Compliance with Control
Chapter 2.2 - Scenic	Objectives	Objectives are achieved	Yes
Chapter 3.1 Dwelling Houses			
Clause 3.1.2.1 - Building Height	Dwelling house 8.0m	9.77m	No
	Outbuildings (games room, glass enclosure and cage over vegetable garden): 7.0m	6.7m and less	Yes
	Windmill 7.0m	11.5m	No
Clause 3.1.3.2 (Large lots) - Setbacks	Front: 20m	>20m	Yes
	Side: 10m (outbuilding other -Tank)	>10m	Yes
	(outbuildings)	>5m	Yes
	Rear: 10m	>10m	Yes
Clause 3.1.4.1 - Views	View sharing-	Complies	Yes
Clause 3.1.4.2 - Visual privacy	Minimise overlooking	Complies	Yes
Clause 3.1.4.3 - Private open space	Widths Dimension gradient	Complies	Yes
Clause 3.1.4.4 - Sunlight access	June 21 50% at least 3 hours sunlight:	Complies	Yes
	Adjoining land 50% at least 3 hours sunlight:		
Clause 3.1.5.0 - Car parking and Access	1 space for 3 or less bedrooms: 2 spaces if dwelling has 4 or more bedrooms	Complies (>2 spaces plus the detached garage)	Yes

Clause 3.1.6.1 - Earthworks	1.0m	Minimal cut and fill as level in most areas with some internal subfloor cut on site	Yes
Clause 3.1.6.2 - Retaining walls	600mm if within 1.0m to boundary: Or 1.0m above or below existing ground level	Some retaining required, glass house already undertaken	Yes
Clause 3.1.6.3 - Drainage	To public system or other	To new existing, absorption pit acceptable	Yes
Clause 3.1.7.2 - Outbuildings	Site areas: 600-45m ² 600-700 60m ² 600-700 75m ³ 700-800 800-900 85m ² >900 100m ²	No limit on this zoning: Glass house 24.5m ²	N/A
Clause 3.1.7.3- detached Studio	Max floor area 50m ²	Games room 174m ² + Spa room 29m ²	No
Clause 3.1.7.4 - Swimming pool	Rear yard unless justified	Spa proposed	N/A
Chapter 6.3 - Erosion control	Installation of control measures (s)	DA conditioned	Yes
Chapter 6.4 - Geotechnical requirements	Initial –part medium and part high risk. Works are located in both the medium and high risk mapped areas of the site	No report required as works in the flat part of site, low risk building work	Yes
Chapter 6.5 - Onsite effluent	Sewer	Intent to make new connection to the sewer system	Yes
Chapter 6.6 – Trees	Minimise tree removal.	One tree removal upslope of the dwelling house for the fire fighter tank. The tree is in poor health and on the fringe of the vegetated area and it is reasonable for removal	Yes

Chapter 6.7 Water Cycle Management			
Clause 6.7.7.2 – Water tank: Compliance as calculated	Compliance as calculated	Proposed tank exceeds calculation requirements. New absorption pit proposed for overflow.	Yes
Chapter 7.2 - Waste Management	Appropriate disposal	Waste Management Plan to be conditioned	Yes
Bushfire and APZ	Compliance with Bushfire BAL <i>(Planning for Bushfire Protection 2006 + Addendum to Appendix 3)</i>	(BAL-29 /19 for dwelling additions) BAL 29-19 for the games room. Glass house is sufficiently separated from class 1a buildings.	Yes

Chapter 2.1 Character Statement Number 12 (Scenic Conservation)

The proposed works are considered to ensure that natural landscape settings are not dominated by the size, siting, design or construction of new structures. There is restrained new disturbance of natural slopes and bushland by locating works and structures primarily within existing cleared areas of the site. Due to the extensive forested backdrop the proposed dwelling additions and detached ancillary development will be absorbed and is therefore considered in keeping with the scenic character of the area.

Chapter 3.1 Dwelling Houses, Secondary Dwellings and Ancillary Development

Clause 3.1.2.1 - Building Height

The clause limits the maximum building height to 8.0m above existing ground level. The proposed maximum dwelling house height is 9.77m at the roof ridge line. The majority of the dwelling house is below this limit with only part of the roof component above the 8.0m level.

In this instance the large site area, position on the hillside, partial cut into the ground level and native vegetation combine to ensure the proposal is considered to be compatible with the future character of the locality and blends with the environment. The above mentioned reasons ensure the amenity of the adjoining neighbours is maintained by the proposal. The design is considered to be compatible with the scenic quality with darker colours and tones

used for external finishes. The proposal is compatible with the ridge top and natural topography of the area.

The proposed refurbished windmill to be located to the west of the dwelling house and slightly upslope in the existing elevated and cleared area will have a maximum height of 11.5 metres. This is considered a reasonable development on the rural style appearance of this site typical of 7(a) zoned land. The windmill is a small structure relative to the site area and within the scale of the mature eucalyptus trees on the site. The proposal is considered to meet the objectives of the clause and is supported as proposed.

Clause 3.1.7.3 – Detached Studio

The detached games room is considered to be a detached studio building for the purposes of this clause. The clause limits the maximum floor area to 50m². In this instance the large lots size affords a larger floor area without introducing unreasonable impacts that would normally be associated with the floor area of 174m² with a spa room of 29m².

The proposed games room is a replacement of the existing metal shed building located onsite generally in the same location. The existing metal shed which is being demolished has a floor area of 202m². The removal of the shed and construction of an architecturally designed building is considered to be a net gain to the site and neighbours in terms of visual appearance. The proposal is considered to meet the objectives of the clause and is supported as proposed.

Chapter 6.4 Geotechnical Requirements

The site is mapped on Council's land slip risk mapping as both a medium and high risk site. In this instance no report is required due to the works being mostly in the flat part of the site or areas previously levelled some time ago with satisfactory performance. The new works are considered to be low risk building work and this does not justify the monetary and time delay costs of the preparation of a geotechnical report in this instance.

Section 4.15 Evaluation – Environmental Planning & Assessment Act 1979

Matters for consideration - general

Built Environment

Given the position of the proposed dwelling on the allotment, the existing driveway access to the site, existing 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.

2.2 **DA 54066/2018 - Proposed Dwelling Addition/Alterations, Glass House, Convert Existing Shed to Games Room, Windmill, Cage Over Vegetable Garden and Retaining Walls at 9A Broadwater Drive Saratoga (contd)**

A thorough assessment of the potential impacts resulting from the proposed development on the built environment has been undertaken in terms of the IDO 122 and GDCP 2013 compliance, and in terms of the submission received. It is considered on balance that the potential impacts are considered reasonable.

Natural Environment

The proposal results in the removal of one tree in poor health and involves moderate site excavation given the site's sloping topography. Whilst there is some impact upon the natural environment, this is considered to be reasonable 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.

Suitability of the site for development

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

- *Acid Sulfate Soils - The subject site has been identified as containing potential Class 5 acid sulfate soils. Whilst the proposal involves some excavation, given the height of the proposed allotment above the Brisbane Water foreshore, it is considered that the provisions of an acid sulfate soils management plan is not required.*
- *Bushfire - The site is identified as "bushfire prone land" on Council's bushfire maps. A Bushfire Assessment Report prepared by Firebird Ecosultants Pty Ltd reference 9A Broadwater, Saratoga dated December 2017 was submitted with the application recommending the proposal comply with BAL-19 and BAL-29. A condition has been applied to the consent (Condition 2.3).*

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

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 outlined above.

The public interest

The approval of the application is considered to be in the public interest as it will enable a unique development on a large parcel of land that will have no impact on streetscape, the environment or adjoining properties.

Others Matters for Consideration

There is a current bore license for the proposed wind mill to draw water.

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 | D13305296 |
| 2 | Final Assessment Development Plans (24 Pages) | D13305297 |

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 (Dwelling Alterations and Games Room)

Drawing	Description	Sheets	Issue	Date
DA001	Cover page	-	B	May 16, 2018
DA802	BASIX	-	B	16/05/2018
DA801	Door and window schedule	-	B	16/05/2018
DA403	Roof set out	-	B	16/05/2018
DA402	First floor set out	-	B	16/05/2018
DA401	Ground floor set out	-	B	16/05/2018
DA202	Elevations	-	B	16/05/2018
DA201	Elevations	-	B	16/05/2018
DA103	Roof house	-	B	16/05/2018
DA102	First floor house	-	B	16/05/2018
DA101	Ground floor house	-	B	16/05/2018
DA002	Site plan and area calculations	-	D	05/06/2018

Architectural Plans by (Glass House)

Drawing	Description	Sheets	Issue	Date
DA001	Cover page	-	C	May 18, 2018
DA802	Window and door schedule	-	C	18/05/2018
DA801	BASIX	-	C	18/05/2018
DA202	Elevations	-	C	18/05/2018
DA201	Elevations	-	C	18/05/2018
DA103	Roof plan	-	C	18/05/2018
DA102	Store room first floor layout	-	C	18/05/2018
DA101	Games room ground floor plan	-	C	18/05/2018

Architectural Plans by Winter Gardenz Ltd Dwelling (Glass Enclosure)

Drawing	Description	Sheets	Issue	Date
-	Elevations	1 of 3	-	31-Jan-17
-	Floor plan and sections	2 of 3	-	31-Jan-17
-	Exterior finishes	3 of 3	-	08/10/15

Architectural Plans by Winter Gardenz Ltd Dwelling (Wind Mill)

Drawing	Description	Sheets	Issue	Date
DA701	Windmill Elevation	-	A	05/06/2018

Supporting Documents

Report	Description	Reference	Version	Date
Ecological Assessment	Ecological Assessment report prepared by Clarke Dowdle and Associates	GO: 21817	3	01/06/18

- 1.2. Carry out all building works in accordance with the Building Code of Australia.
- 1.3. Comply with all commitments listed in the BASIX Certificate(s) for the development as required under clause 97A of the Environmental Planning and Assessment Regulation 2000.

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 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
- 2.3. Assessment of the development against the provisions of Planning for Bush Fire Protection (2006) (NSW) has determined a Bush Fire Attack level (BAL) of as follows:

Dwelling additions and alterations: BAL-29 on the northern, eastern and southern elevations and to at least BAL-19 on western elevation.

Games building: BAL-29 on the northern and southern elevations and to BAL-19 on the eastern and western elevations.

Submit to the Accredited Certifier for approval construction details showing that the development complies with this Bush Fire Attack Level (BAL) as prescribed by Australian Standard AS 3959-2009: *Construction of buildings in bush fire prone areas and additional measures as contained within Appendix 3 of the PBP Guidelines 2010* produced by the NSW Rural Fire Service.

- 2.4. The Construction Certificate plans for the dwelling house alterations and additions, games room building and upslope rain water tank are to detail the external material types and tones as dark and non-reflective so as to blend with the natural environment of the immediate area.
- 2.5. Submit an application to Council under Section 305 of the *Water Management Act 2000* to obtain a Section 307 Certificate of Compliance. The *Application for a 307 Certificate under Section 305 Water Management Act 2000* form can be found on Council's website www.centralcoast.nsw.gov.au. Early application is recommended.

A Section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

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. 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
- 3.3. 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.
- 3.4. 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.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- 3.5. Provide and maintain a garbage receptacle at the work site until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for food scraps and papers.
- 3.6. Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
 - erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - diverting uncontaminated run-off around cleared or disturbed areas, and
 - preventing the tracking of sediment by vehicles onto roads, and
 - stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.
- 3.7. 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 and 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*.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- 4.7. Place all building materials, plant and equipment on the site of the development during the construction phase of the development so as to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure. Further, no construction work is permitted to be carried out within the road reserve unless the works are associated with a separate approval issued under the provisions of the Roads Act 1993.
- 4.8. Re-use, recycle or dispose of all building materials in accordance with the Waste Management Plan submitted with the subject application.
- 4.9. Erect or install prior to the swimming pool being filled with water all the required swimming pool safety barriers and gates in accordance with the approved plans and specifications and the provisions of the *Swimming Pools Act 1992*, *Swimming Pools Regulations 2008* and Australian Standard AS 1926.1-2012 including the display of an approved sign regarding pool safety and resuscitation techniques that contains all of the following information:
- "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL"
 - "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES"
 - "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900mm CLEAR OF THE POOL FENCE AT ALL TIMES" and

- A simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques (for infants, children and adults)
- 4.10. Do not fill the swimming pool with water until the common boundary fence forming part of the pool enclosure has been installed with a minimum height of 1.8 metres when measured inside the pool enclosure in accordance with the provisions of Australian Standard AS 1926.1 2012. The maintenance and effectiveness of the fence is the responsibility of the pool owner whilst ever the pool exists.
- Alternatively, the pool must be fully enclosed by swimming pool safety fencing complying with the provisions of Australian Standard AS 1926.1-2012 in lieu of any boundary fencing.
- 4.11. Dispose filter backwash and overflow to the sewer. The sewer connection must be completed prior to the filling of the pool with water and in a manner that will not cause a nuisance, or where sewer is not available, the disposal of filter backwash must be discharged into a rubble absorption trench to the satisfaction of the Principal Certifying Authority.
- 4.12. Demolish all buildings and/or building components in a safe and systematic manner in accordance with Australian Standard AS 2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.
- 4.13. No fill other than that as indicated within the approved plans is permitted to be placed upon the site.
- 4.14. Do not access the development site through a public reserve unless approval for temporary access over the public reserve is obtained from the council as the Land Manager. A copy of the approval must be available for viewing on-site at all times during work.
- 4.15. The main property driveway access gates are to be moved further up the driveway to allow a medium length delivery truck to park entirely clear of the nearest driveway on the shared access way. Free and ready access must be maintained for vehicle and pedestrian activity along the shared access way serving this property.

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 a Certificate of Compliance for all plumbing and drainage work and a Sewer Service Diagram showing sanitary drainage work (to be provided by licensed plumber) in accordance with the *Plumbing and Drainage Act 2011*.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- 5.3. Install a rainwater tank with a minimum capacity of as per the plans. The tank should be fitted with suitable plumbing connections to collect rainwater from 150m² of roof area as detailed within the approved development plans with suitable plumbing connections provided to collect rainwater from the roof area. 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 new WC, at least one outdoor tap and laundry cold water tap. The required tank must be controlled in order that supplemental flow from domestic mains does not take place until the capacity of the tank has been reduced to 20%. All overflow must be connected via piped drainage line to street kerb outlet where practical and where no nuisance will occur to other property owners and or the public / allotment drainage line where available / infiltration trench to engineers details.

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.

- 5.4. Plant native shrubs to create a continuous privacy screen between the rear of the *games room* building and the nearest adjoining neighbouring property to the north-west. This screening shall be at least 5.0m offset from the common lot boundary.
- 5.5. Restoration activities must be completed in accordance with the recommendations contained within section 5.5 of the Ecological Assessment prepared by Clarke Dowdle and Associates, dated May 2018, across the bushland area at Lot 8 in DP 739026H9A at 9A Broadwater Drive, Saratoga.
- i) The *Macrozamia communis* proposed for removal must be replanted at a ratio of at least 2:1.
 - ii) Bushland weeds must be suppressed to a density of less than 10% in any 1000m² area until June 2023 within the bushland area at Lot 8 in DP 739026H9A at 9A Broadwater Drive, Saratoga.
 - iii) Five nesting boxes, targeting the Squirrel Glider must be installed at least one month prior to the completion of tree removal and maintained until at least June 2023.

6.. ONGOING OPERATION

- 6.1. Do not adapt or use the non-habitable garage or outbuilding(s) for residential, commercial or industrial purposes.
- 6.2. Do not let, adapt or use the dwelling for separate occupation in two or more parts.
- 6.3. Insulate and / or isolate the motor, filter, pump and all sound producing equipment or fitting associated with or forming part of the pool filtering system so as not to create an offensive noise to the occupants of the adjoining premises as defined in the *Protection of the Environment Operations Act 1997*.

- 6.4. Do not let, adapt or use the detached games room building as a domicile, secondary dwelling, commercial and or industrial purpose(s).
- 6.5. The native privacy screen required by this consent is to be maintained until self-sufficient with any dead or dying plants replaced within 30 days of appearing dead or in declining health to a point where the privacy screen appearance is less than 75% screening.
- 6.6. Maintain the connection of the dwelling house and detached games room building to the reticulated sewer service.
- 6.7 The recommendations contained within section 5.5 of the Ecological Assessment prepared by Clarke Dowdle and Associates, dated May 2018, across the bushland area at Lot 8 in DP 739026H9A at 9A Broadwater Drive, Saratoga shall be continued until the expiry date within the report (that is the year 2023).

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.

- 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

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.
- Install and maintain backflow prevention device(s) in accordance with Council's WS4.0 Backflow Prevention Containment Policy. This policy can be found on Council's website at: www.centralcoast.nsw.gov.au

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- Maintain the windmill, pump mechanism and all sound producing equipment or fitting associated with or forming part of the windmill and pump system so as not to create an offensive noise to the occupants of the adjoining premises as defined in the *Protection of the Environment Operations Act 1997*.
- Maintain the windmill, pump mechanism and all sound producing equipment or fitting associated with or forming part of the windmill and pump system so as not to create noise to the occupants of the adjoining premises of more than 5 dB(A) above back ground noise levels as defined in the *Protection of the Environment Operations Act 1997*.

DEVELOPMENT APPLICATION

Alterations and Additions to Existing Two-storey Dwelling



PHOTO OF EXISTING HOUSE LJ HOOKER

**9A BROADWATER ROAD
SARATOGA NSW 2251**

Lot 8 DP 739026

DRAWING LIST

DRAWING No.	DESCRIPTION	REVISION
DA001	COVER PAGE	B
DA002	SITE PLAN	C
DA101	GROUND FLOOR HOUSE	B
DA102	FIRST FLOOR HOUSE	B
DA103	ROOF HOUSE	B
DA201	ELEVATIONS	B
DA202	ELEVATIONS	B
DA401	GROUND FLOOR SETOUT	B
DA402	FIRST FLOOR SETOUT	B
DA403	ROOF SETOUT	B
DA801	DOOR AND WINDOW SCHEDULE	B
DA802	BASIX COMMITMENTS	B
DA901	HOUSE PERSPECTIVES	B
DA902	HOUSE PERSPECTIVES	B

MAY 16, 2018

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A310767

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au.

Director-General
Date of issue: Tuesday, 20, March 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Hackett Residence
Street address	9A Broadwater Drive Saratoga 2251
Local Government Area	Central Coast Council
Plan type and number	Deposited Plan 739026
Lot number	8
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by	(please complete before submitting to Council or PCA)
Name / Company Name	GREEN LIGHT DESIGN GROUP PTY LTD
ABN (if applicable)	15613450034

page 1 / 8

BASIX Certificate number: A310767

page 5 / 8

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W-6	S	4.91	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-7	S	6.08	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-8	W	5	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-9	W	3.67	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-10	N	7.2	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-11	E	3.13	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-12	W	3.25	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-13	N	7.2	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-14	W	2.6	0	0	external louver/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-15	W	2.6	0	0	external louver/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W-16	W	2.6	0	0	external louver/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-1	S	5.04	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-2	E	5.76	0	0	>=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

BASIX Certificate number: A310767

page 6 / 8

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
D-3	S	10.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-5	E	1.89	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-9	E	2.16	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-10	E	4.32	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-11	E	4.32	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-12	E	2.16	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-13	S	14.11	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-14	W	4.32	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-15	W	4.32	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-16	W	4.32	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-17	E	10.94	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-18	N	13.25	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D-19	W	10.94	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

BASIX Certificate number: A310767

page 7 / 8

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
					>=900 mm	U-value: 7.63, SHGC: 0.75		

BASIX Certificate number: A310767

page 8 / 8

Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.	

BASIX Certificate number: A310767

page 2 / 8

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: solar (gas-booster) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2009 (No. 2)).	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

BASIX Certificate number: A310767

page 3 / 8

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor with in-slab heating system.	R1.00 (slab edge)	in-slab heating system	
suspended floor above garage: concrete and in-floor heating system (R0.6).	R0.40 (down) under + slab edge (or R1 including construction)	in-slab heating system	
external wall: concrete panel/plasterboard (concrete: 200 mm)	R1.35 (or R1.70 including construction)		
internal wall shared with garage: other/undecided	nil		
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	dark (solar absorbance > 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	dark (solar absorbance > 0.70)	

BASIX Certificate number: A310767

page 4 / 8

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshading specifications must be satisfied for each window and glazed door.	✓		✓			
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
For projections described in millimetres, the leading edge of each eave, pergola, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W-1	E	4.32	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-2	E	4.32	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-3	E	3.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-4	E	1.01	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-5	E	4.19	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or

**Green Light Design Group**
ABN 15 613 450 034Address: 3 Lemon Tree Street Wyoming NSW 2250
P +612 230 148
E enquiries@greenlightdesigngroup.com.au
W www.greenlightdesigngroup.com.au

GENERAL NOTES

(D1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE PRIOR TO THE COMMENCEMENT OF WORKS (D2) FIGURED DIMENSIONS ONLY TO BE USED (D3) DO NOT SCALE (D4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (D5) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (D6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (D7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION

B
A
REVISIONFOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION
FOR DEVELOPMENT APPLICATION
DESCRIPTION16/05/2018
20/03/2018
DATE**THIS DRAWING IS NOT FOR CONSTRUCTION**

PROJECT NAME :

Alterations and Additions to two-storey dwelling

CLIENT :

Gary Hackett

SITE :

9A BROADWATER DRIVE
SARATOGA NSW 2251

DRAWING TITLE :

BASIX COMMITMENTS

REVISION NO.

B

DRAWING NO.

DA802

DRAWN BY :

LH DH




SCALE :

1:50@A1, 1:100@A3

PROJECT NO.

17.22**MAY 16, 2018**

WINDOW SCHEDULE													
ID	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8	W-9	W-10	W-11	W-12	W-13
W x H	1,800x2,400	1,800x2,400	2,000x1,800	900x1,120	4,657x900	3,431x1,430	4,056x1,500	3,253x1,500	2,000x1,800	3,000x2,400	1,305x2,400	1,355x2,400	3,000x2,400
SILL HEIGHT	0	0	600	1,280	970	970	900	900	600	0	0	0	0
HEAD HEIGHT	2,400	2,400	2,400	2,400	1,870	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
ELEVATION													
AREA	4.32	4.32	3.60	1.01	4.19	4.91	6.08	4.88	3.60	7.20	3.13	3.25	7.20
ORIENTATION	EAST	EAST	EAST	EAST	EAST	SOUTH	SOUTH	WEST	WEST	NORTH	EAST	WEST	NORTH

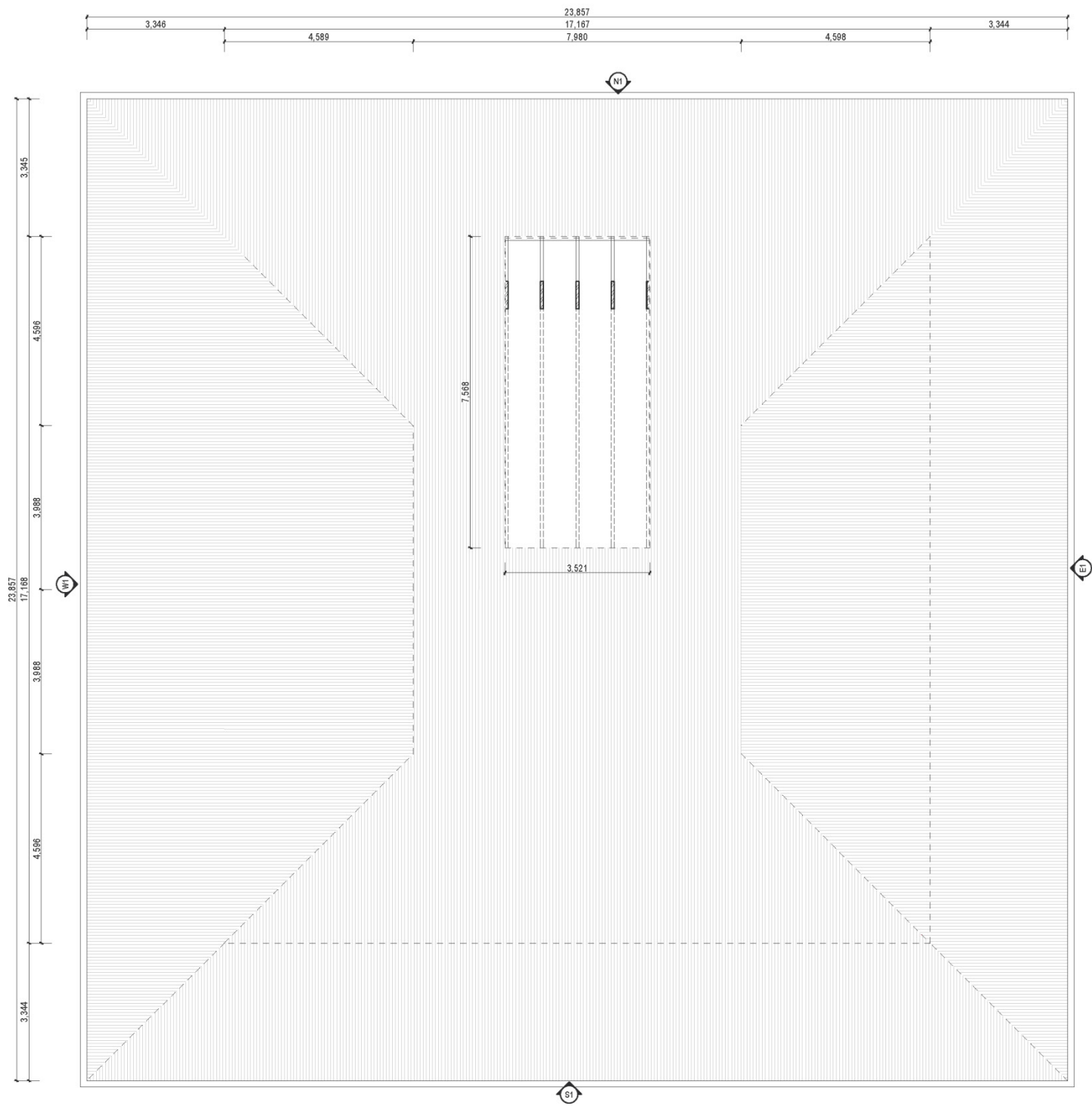
WINDOW SCHEDULE			
ID	W-14	W-15	W-16
W x H	2,000x1,400	2,000x1,400	2,000x1,400
SILL HEIGHT	700	700	700
HEAD HEIGHT	2,100	2,100	2,100
ELEVATION			
AREA	2.80	2.80	2.80
ORIENTATION	WEST	WEST	WEST

DOOR SCHEDULE							
ID	D-1	D-2	D-3	D-4	D-5	D-6	D-7
W x H	2,100x2,400	2,400x2,400	4,500x2,400	900x2,400	900x2,100	5,500x2,100	5,500x2,100
COMMENTS							
AREA	5.04	5.76	10.80	2.16	1.89	11.55	11.55
ORIENTATION	SOUTH	EAST	SOUTH	WEST	EAST	SOUTH	SOUTH

DOOR SCHEDULE												
ID	D-8	D-9	D-10	D-11	D-12	D-13	D-14	D-15	D-16	D-17	D-18	D-19
W x H	2,800x2,100	900x2,400	1,800x2,400	1,800x2,400	900x2,400	5,880x2,400	1,800x2,400	1,800x2,400	1,800x2,400	4,560x2,400	5,520x2,400	4,560x2,400
COMMENTS												
AREA	5.88	2.16	4.32	4.32	2.16	14.11	4.32	4.32	4.32	10.94	13.25	10.94
ORIENTATION	WEST	EAST	EAST	EAST	EAST	SOUTH	WEST	WEST	WEST	EAST	NORTH	WEST

MAY 16, 2018

	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	B A	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION FOR DEVELOPMENT APPLICATION	16/05/2018 20/03/2018 DATE	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Alterations and Additions to two-storey dwelling CLIENT : Gary Hackett	SITE : 9A BROADWATER DRIVE SARATOGA NSW 2251 DRAWING TITLE : DOOR AND WINDOW SCHEDULE	REVISION NO. B DRAWING NO. DA801	DRAWN BY : LH SCALE : 1:50@A1, 1:100@A3 PROJECT NO. 17.22



LEGEND


Proposed Roof Profile and Extent

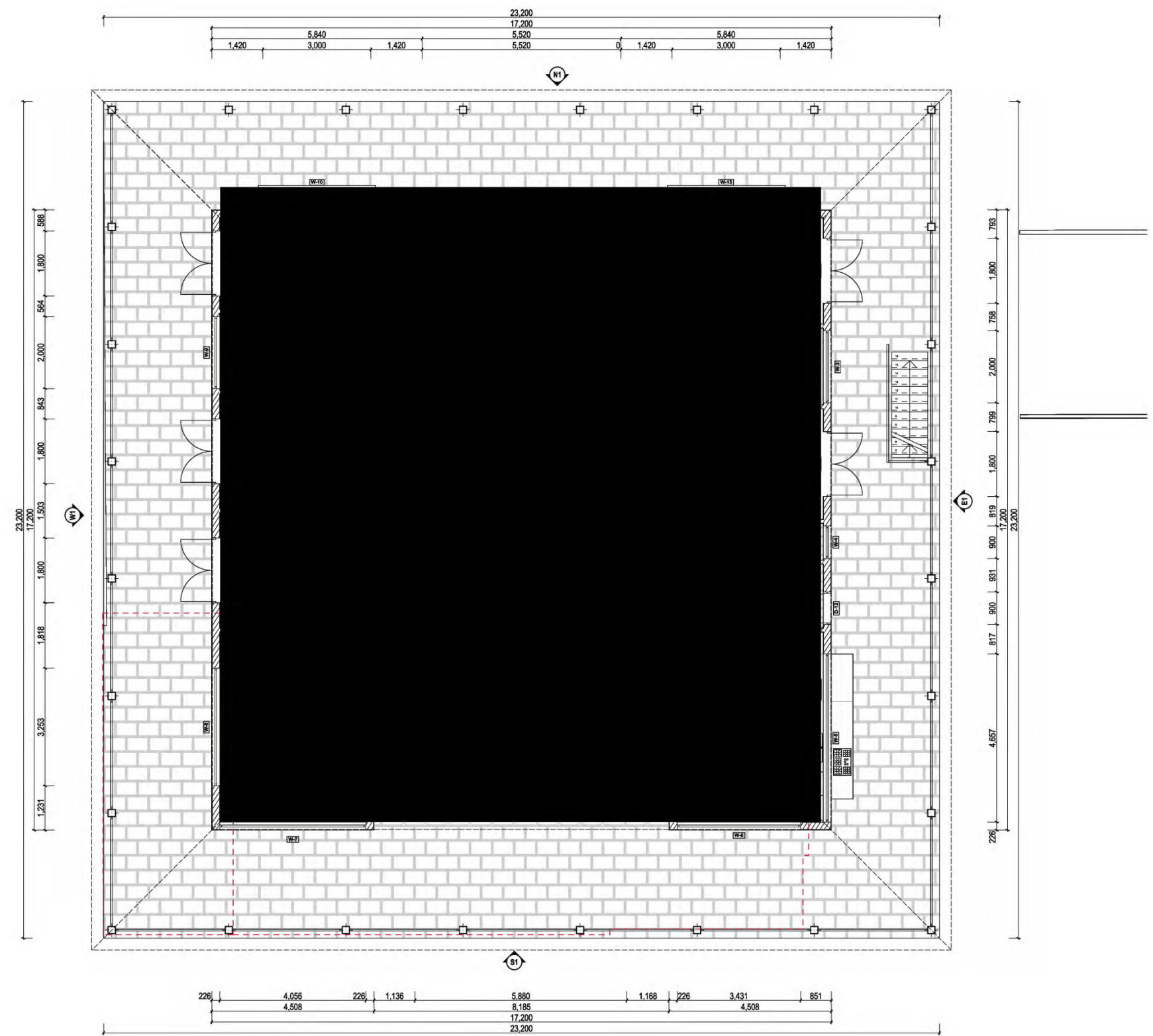
Gutter

- NOTES**
- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
- Residential Timber framed construction to be built in accordance with A.S 1684.2
- All structure to Structural Engineer's detail.
- All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
- All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
- All fire safety measures to be in accordance with the BCA.
- Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.



MAY 16, 2018

<div></div> <div>GREEN LIGHT DESIGN GROUP</div>	<div>Green Light Design Group</div> <div>ABN 15 613 450 034</div> <div>Address: 3 Lemon Tree Street Wyoming NSW 2250</div> <div>P +612 230 148</div> <div>E darak@greenlightdesigngroup.com.au</div> <div>W www.greenlightdesigngroup.com.au</div>	<div>GENERAL NOTES</div> <div>(D1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE PRIOR TO THE COMMENCEMENT OF WORKS (D2) FIGURED DIMENSIONS ONLY TO BE USED (D3) DO NOT SCALE (D4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (D5) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (D6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE RETAINED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (D7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED 'FOR CONSTRUCTION'</div>						<div>PROJECT NAME :</div> <div>Alterations and Additions to two-storey dwelling</div> <div>CLIENT :</div> <div>Gary Hackett</div>	<div>SITE :</div> <div>9A BROADWATER DRIVE SARATOGA NSW 2251</div> <div>DRAWING TITLE :</div> <div>ROOF SETOUT</div>	<div>REVISION NO.</div> <div>B</div> <div>DRAWING NO.</div> <div>DA403</div>	<div>DRAWN BY :</div> <div>LH</div> <div>CHECKED BY :</div> <div>DH</div> <div>SCALE :</div> <div>1:75@A1, 1:150@A3</div> <div>PROJECT NO.</div> <div>17.22</div>



NOTES


- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
- Residential Timber framed construction to be built in accordance with A.S 1684.2
- All structure to Structural Engineer's detail.
- All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
- All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
- All fire safety measures to be in accordance with the BCA.
- Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

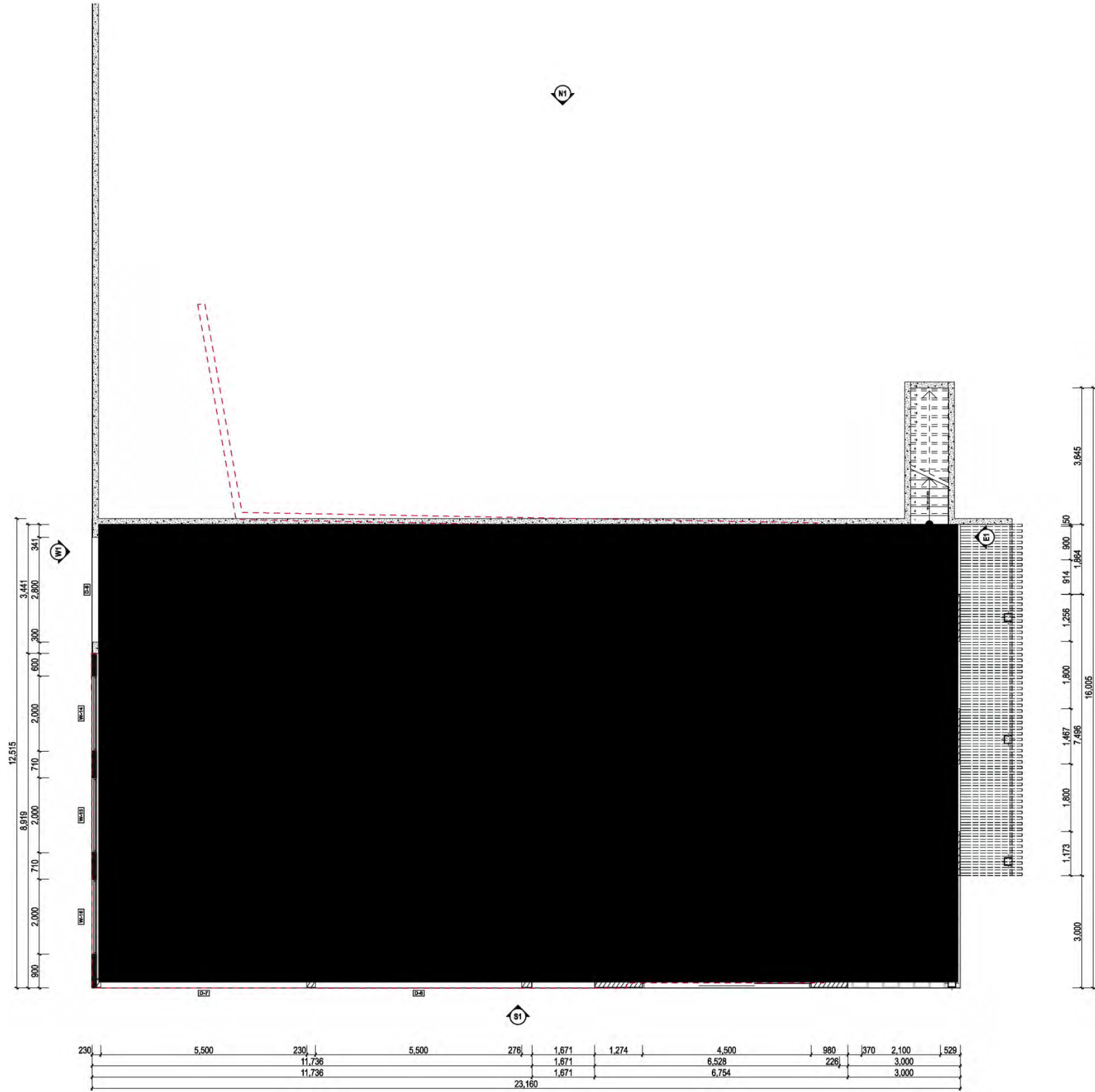
LEGEND

- External Wall - Concrete panel/ plasterboard (Concrete 200mm)
- Internal Walls (120mm)
- Reinforced Concrete retaining wall (Dintel 155mm)
- Existing Walls Demolished
- Existing Walls
- Property Boundary



MAY 16, 2018

<div></div> <div>GREEN LIGHT DESIGN GROUP</div>	<div>Green Light Design Group</div> <div>ABN 15 613 450 034</div> <div>Address: 3 Lemon Tree Street Wyoming NSW 2250</div> <div>P +61(0)2 230 148</div> <div>E info@greenlightdesigngroup.com.au</div> <div>W www.greenlightdesigngroup.com.au</div>	<div>GENERAL NOTES</div> <div>(01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURES DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION</div>	<table><tr><td>B</td><td>FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION</td><td>16/05/2018</td></tr><tr><td>A</td><td>FOR DEVELOPMENT APPLICATION</td><td>20/03/2018</td></tr><tr><td>REVISION</td><td>DESCRIPTION</td><td>DATE</td></tr></table>	B	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	16/05/2018	A	FOR DEVELOPMENT APPLICATION	20/03/2018	REVISION	DESCRIPTION	DATE	<div>THIS DRAWING IS NOT FOR CONSTRUCTION</div>	<div>PROJECT NAME :</div> <div>Alterations and Additions to two-storey dwelling</div> <div>CLIENT :</div> <div>Gary Hackett</div>	<div>SITE :</div> <div>9A BROADWATER DRIVE SARATOGA NSW 2251</div> <div>DRAWING TITLE :</div> <div>FIRST FLOOR SETOUT</div>	<div>REVISION NO.</div> <div>B</div> <div>DRAWING NO.</div> <div>DA402</div>	<div>DRAWN BY :</div> <div>LH</div> <div>CHECKED BY :</div> <div>DH</div> <div>SCALE :</div> <div>1:75@A1, 1:150@A3</div> <div>PROJECT NO.</div> <div>17.22</div>
	B	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	16/05/2018														
	A	FOR DEVELOPMENT APPLICATION	20/03/2018														
	REVISION	DESCRIPTION	DATE														



NOTES

- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
- Residential Timber framed construction to be built in accordance with A.S 1684.2
- All structure to Structural Engineer's detail.
- All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
- All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
- All fire safety measures to be in accordance with the BCA.
- Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

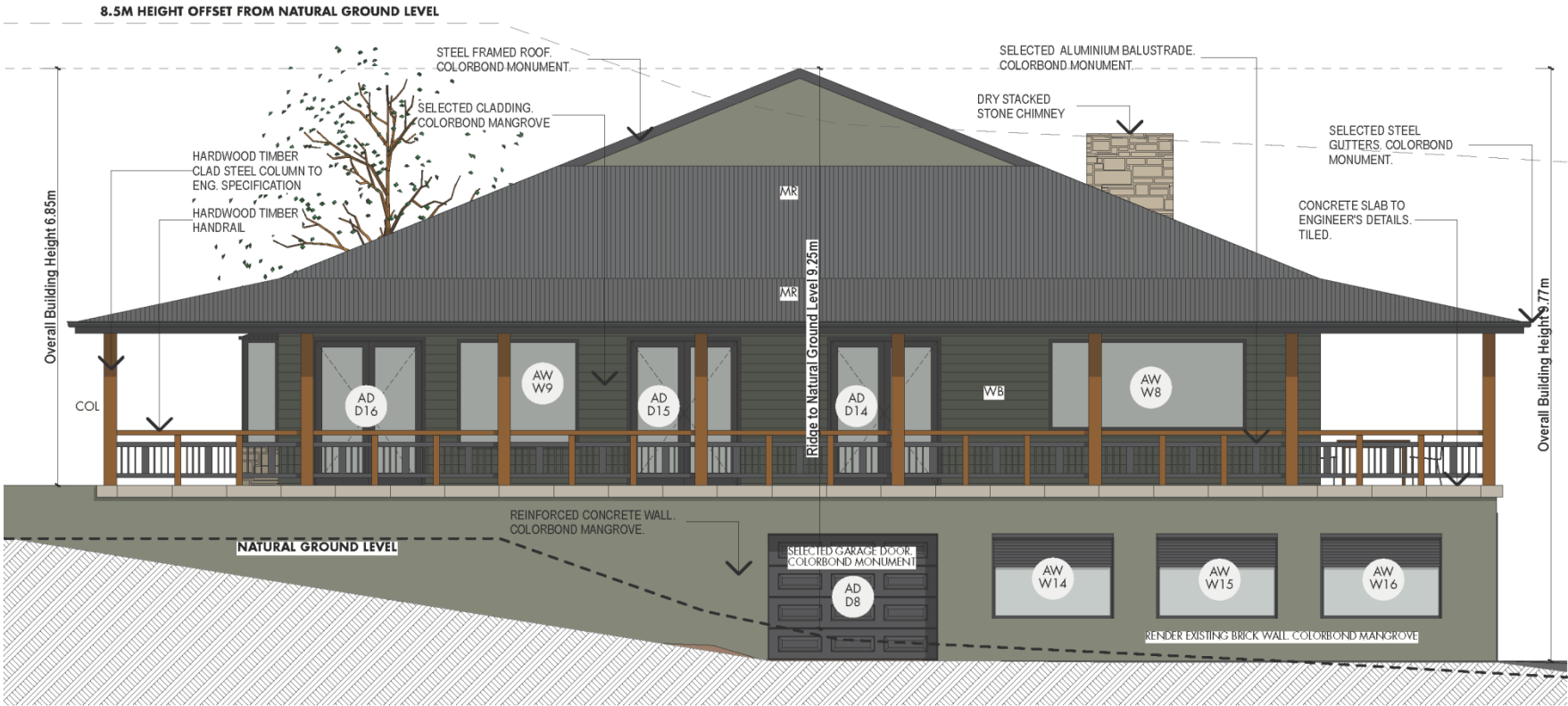
LEGEND

- External Wall - Concrete panel/ plasterboard (Concrete 200mm)
- Internal Walls (120mm)
- Reinforced Concrete retaining wall (Dintel 155mm)
- Existing Walls Demolished
- Existing Walls
- Property Boundary



MAY 16, 2018

<div></div> <div>GREEN LIGHT DESIGN GROUP</div>	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 02 230 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (B1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (B2) DIMENSIONS ONLY TO BE USED (B3) DO NOT SCALE (B4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (B5) LARGER SCALE DRAWINGS AND FIGURES DIMENSIONS TAKE PRECEDENCE (B6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (B7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	<div><div></div><div></div></div> <div>THIS DRAWING IS NOT FOR CONSTRUCTION</div>		<div>PROJECT NAME : Alterations and Additions to two-storey dwelling</div> <div>CLIENT : Gary Hackett</div>	<div>SITE : 9A BROADWATER DRIVE SARATOGA NSW 2251</div> <div>DRAWING TITLE : GROUND FLOOR SETOUT</div>	<div>REVISION NO. B</div> <div>DRAWING NO. DA401</div>	<div>DRAWN BY : LH</div> <div>CHECKED BY : DH</div> <div>SCALE : 1:75@A1, 1:150@A3</div> <div>PROJECT NO. 17.22</div>



WEST ELEVATION HOUSE



SOUTH ELEVATION HOUSE

NOTES

All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.

Residential Timber framed construction to be built in accordance with A.S 1684.2

All structure to Structural Engineer's detail.

All aluminium framed windows and doors to be installed in accordance with manufacturer's details.

All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.

All fire safety measures to be in accordance with the BCA.


Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

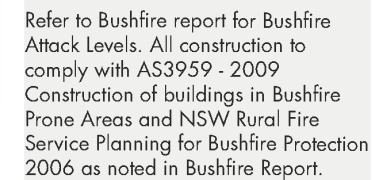
LEGEND

AW	ALUMINIUM FRAMED WINDOW
AD	ALUMINIUM FRAMED DOOR
B	BATHROOM
BAL	BALCONY
BED	BEDROOM
BD	BLIND - EXTERNAL
BHD	BULKHEAD OVER
BL	BALUSTRADE
BR	FACE BRICKWORK
CF	CONCRETE FLOOR
CP	CARPET
COL	COLUMN
COR	CORRIDOR
D	DOOR
DIN	DINING ROOM
DP	DOWNPIPE - ALUMINIUM
DR	DRIVEWAY
E	ENSUITE
EN	ENTRY
EX	EXISTING
FAM	FAMILY ROOM
FB	FLOORBOARDS - TIMBER
FE	FENCE
FFL	FINISHED FLOOR LEVEL
FP	FIREPLACE
GD	GARDEN
GM	GAS METER
GU	GUTTER - ALUMINIUM
K	KITCHEN
L	LAUNDRY
LG	LOUNGE ROOM
LIFT	PASSENGER LIFT
LIV	LIVING ROOM
LVR	LOUVRES
MR	METAL SHEET ROOF
MSB	MAIN SWITCH BOARD
P	PANTRY
PBD	PLASTERBOARD
POOL	POOL
PL	PLANTER
R	ROBE
RB	RENDERED BRICKWORK
RL	REDUCED LEVEL
RWT	RAIN WATER TANK
ROL	ROLLER DOOR - METAL
RT	ROOF TILES
S	STORAGE
SCR	SUDING PERFORATED METAL SCREEN
SHR	SHOWER
SK	SKYLIGHT
ST	STUDY
TC	TIMBER COMPOSITE PANEL
TI	TILES - CERAMIC
WB	WEATHERBOARD
WC	WATER CLOSET
WIN	WINDOW

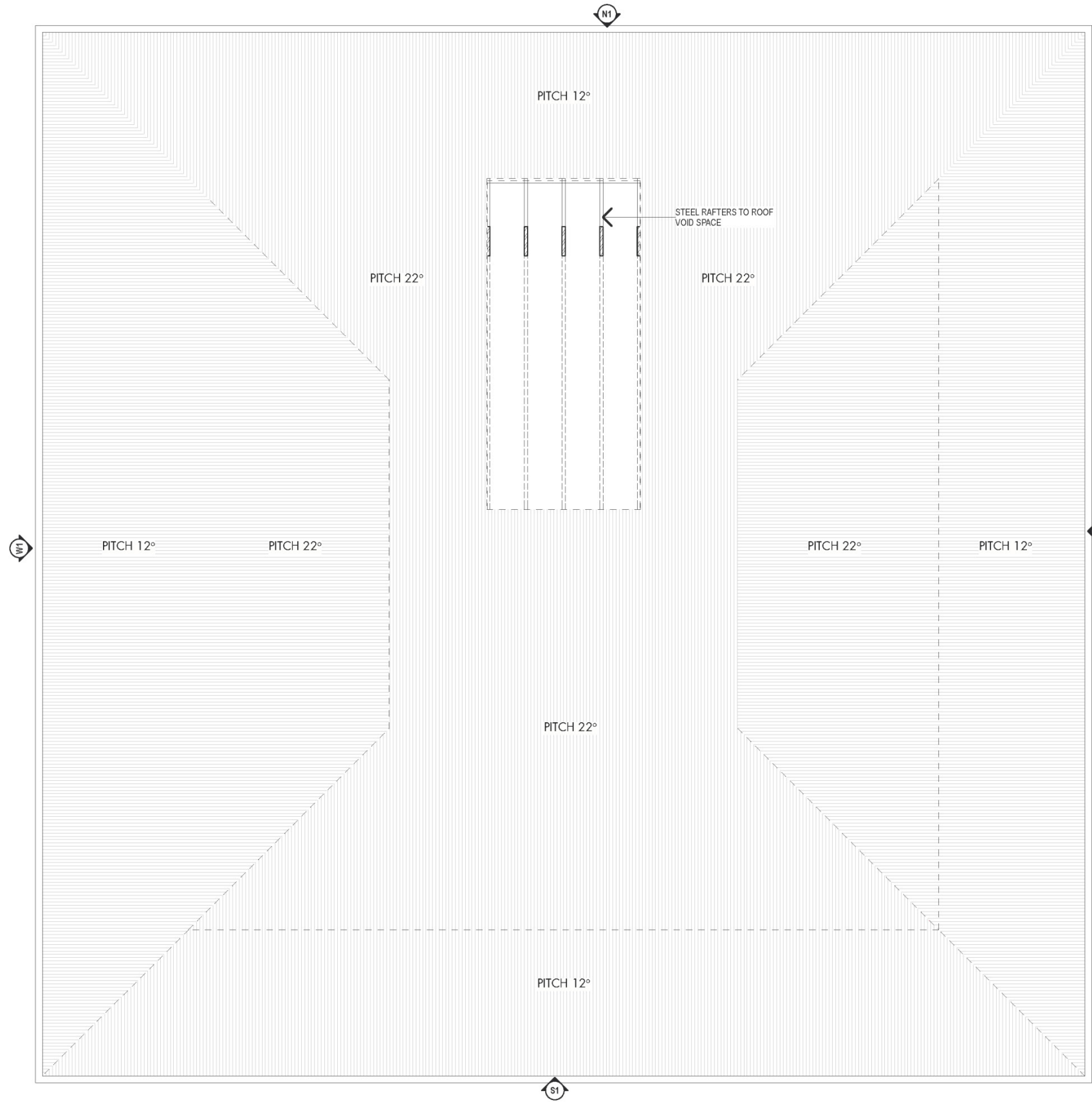


MAY 16, 2018

 GREEN LIGHT DESIGN GROUP	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 1 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) TYPED DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	B A REVISION DESCRIPTION	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION FOR DEVELOPMENT APPLICATION DATE	16/05/2018 20/03/2018 DATE	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME: Alterations and Additions to two-storey dwelling CLIENT: Gary Hackett	SITE: 9A BROADWATER DRIVE SARATOGA NSW 2251 DRAWING TITLE: ELEVATIONS	REVISION NO. B DRAWING NO. DA202	DRAWN BY: LH SCALE: 1:50@A1, 1:100@A3 PROJECT NO. 17.22	CHECKED BY: DH



MAY 16, 2018

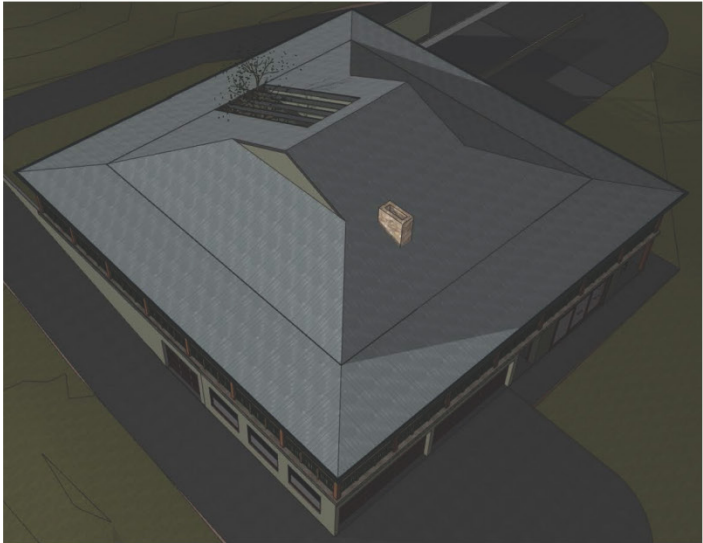


LEGEND

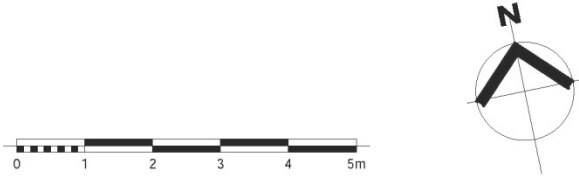
Proposed Roof Profile and Extent

Gutter

- NOTES**
- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
- Residential Timber framed construction to be built in accordance with A.S 1684.2
- All structure to Structural Engineer's detail.
- All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
- All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
- All fire safety measures to be in accordance with the BCA.
- Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009
- Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

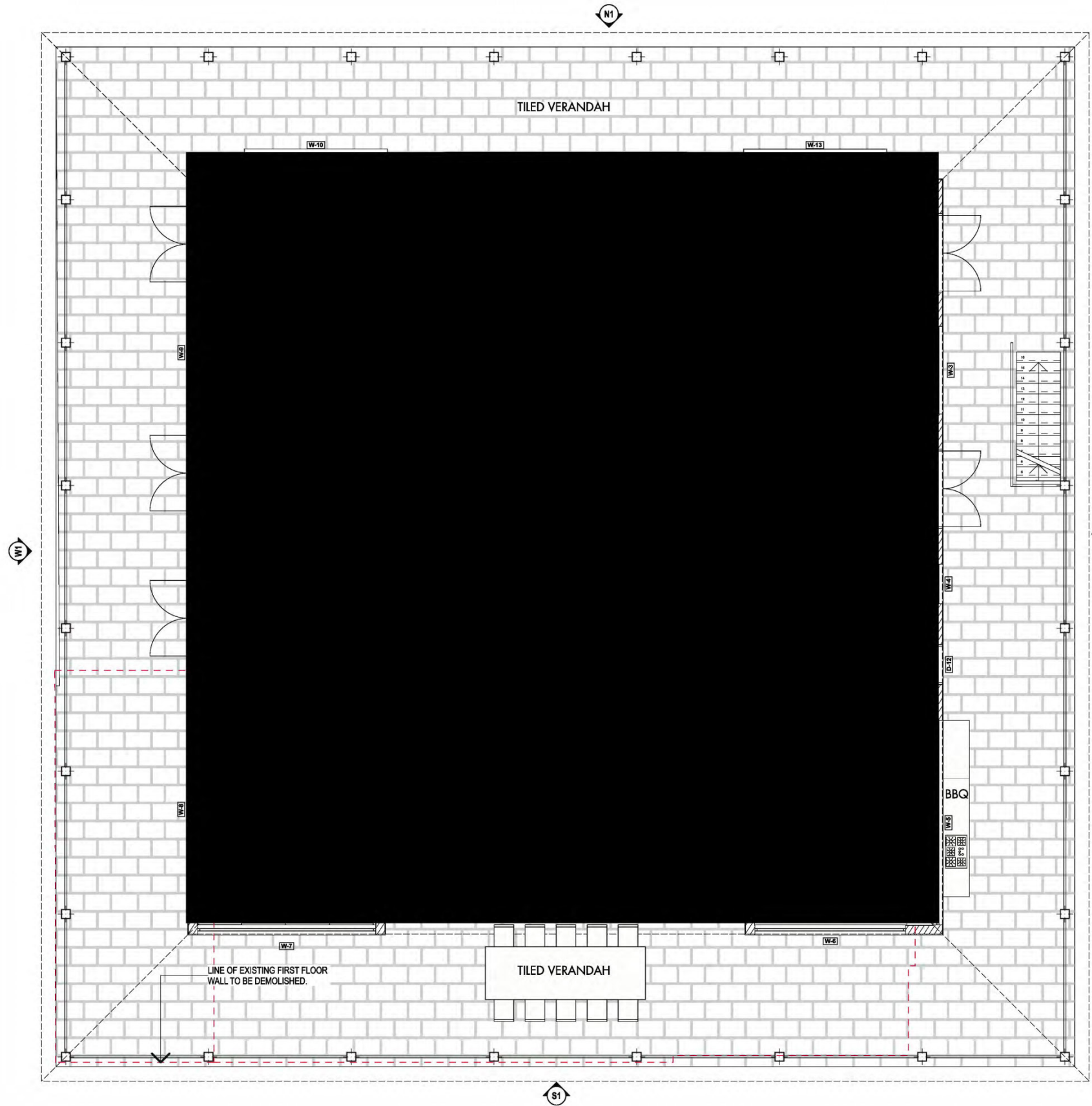


Roof Perspective



MAY 16, 2018

<div></div> <div>GREEN LIGHT DESIGN GROUP</div>	<div>Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au</div>	<div>GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED 'FOR CONSTRUCTION'</div>	<div><div><div></div><div></div></div><div><div>B</div><div>A</div></div><div><div>REVISION</div><div>DESCRIPTION</div><div>DATE</div></div></div> <div><div>FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION</div><div>FOR DEVELOPMENT APPLICATION</div><div></div></div> <div><div>16/05/2018</div><div>20/03/2018</div><div></div></div>	<div><div>THIS DRAWING IS NOT FOR CONSTRUCTION</div><div><div>PROJECT NAME : Alterations and Additions to two-storey dwelling</div><div>CLIENT : Gary Hackett</div></div></div>	<div><div>SITE : 9A BROADWATER DRIVE SARATOGA NSW 2251</div><div>DRAWING TITLE : ROOF HOUSE</div></div>	<div><div>REVISION NO. B</div><div>DRAWING NO. DA103</div></div>	<div><div>DRAWN BY : LH</div><div>CHECKED BY : DH</div><div>SCALE : 1:50@A1, 1:100@A3</div><div>PROJECT NO. 17.22</div></div>



NOTES

All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.

Residential Timber framed construction to be built in accordance with A.S 1684.2

All structure to Structural Engineer's detail.

All aluminium framed windows and doors to be installed in accordance with manufacturer's details.

All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.

All fire safety measures to be in accordance with the BCA.

Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

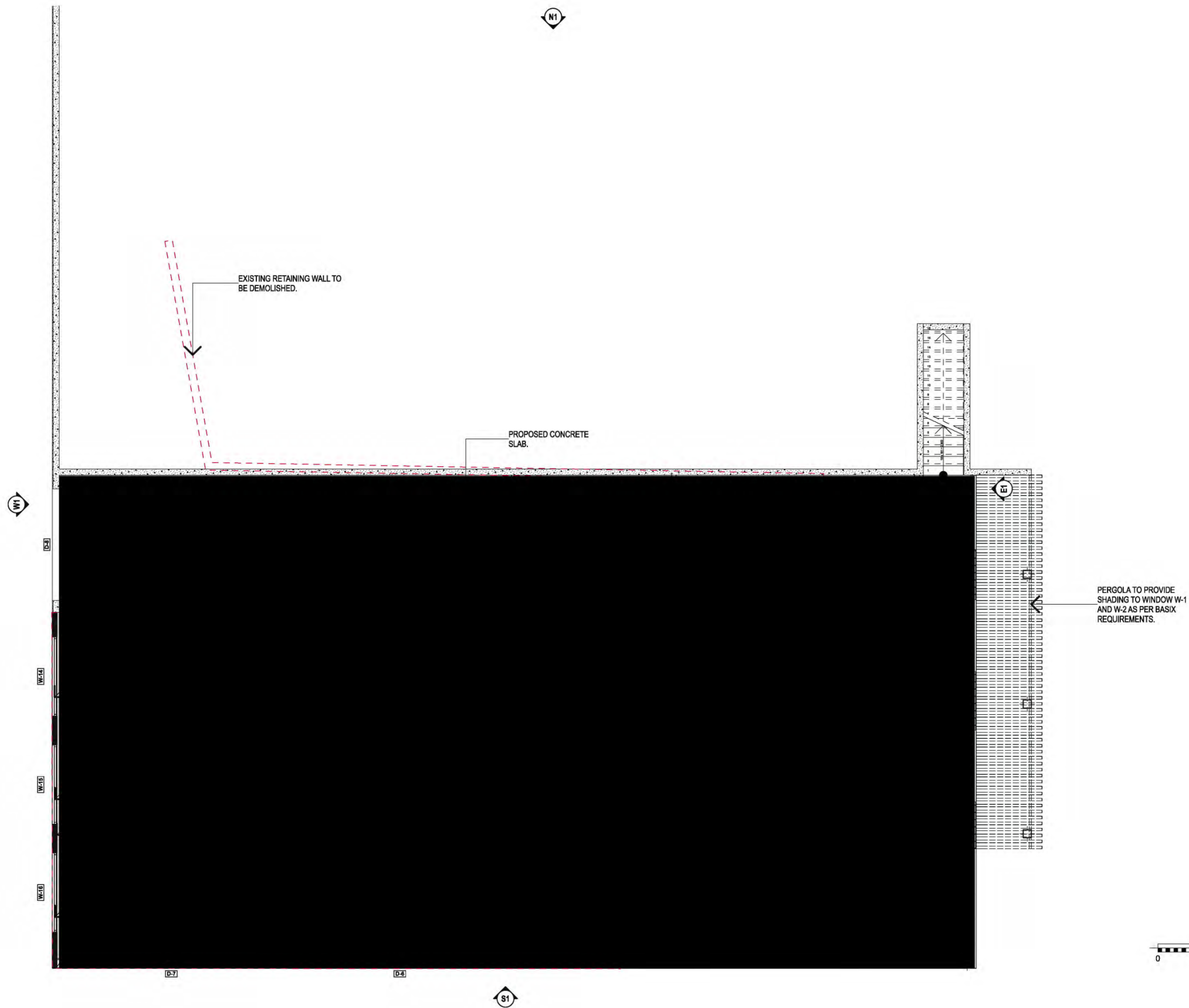
LEGEND

- External Wall - Concrete panel/ plasterboard (Concrete 200mm)
- Internal Walls (120mm)
- Reinforced Concrete retaining wall (Dintel 155mm)
- Existing Walls Demolished
- Existing Walls
- Property Boundary



MAY 16, 2018

<div></div> <div>GREEN LIGHT DESIGN GROUP</div>	<div>Green Light Design Group</div> <div>ABN 15 613 450 034</div> <div>Address: 3 Lemon Tree Street Wyoming NSW 2250</div> <div>P +612 230 148</div> <div>E info@greenglightdesigngroup.com.au</div> <div>W www.greenglightdesigngroup.com.au</div>	<div>GENERAL NOTES</div> <div>(B1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (B2) DIMENSIONS ONLY TO BE USED (B3) DO NOT SCALE (B4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (B5) LARGEST SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (B6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (B7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION</div>	<table><tr><td>B</td><td>FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION</td><td>16/05/2018</td></tr><tr><td>A</td><td>FOR DEVELOPMENT APPLICATION</td><td>20/03/2018</td></tr><tr><td>REVISION</td><td>DESCRIPTION</td><td>DATE</td></tr></table>	B	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	16/05/2018	A	FOR DEVELOPMENT APPLICATION	20/03/2018	REVISION	DESCRIPTION	DATE	<div>THIS DRAWING IS NOT FOR CONSTRUCTION</div>	<div>PROJECT NAME :</div> <div>Alterations and Additions to two-storey dwelling</div> <div>CLIENT :</div> <div>Gary Hackett</div>	<div>SITE :</div> <div>9A BROADWATER DRIVE SARATOGA NSW 2251</div> <div>DRAWING TITLE :</div> <div>FIRST FLOOR HOUSE</div>	<div>REVISION NO.</div> <div>B</div> <div>DRAWING NO.</div> <div>DA102</div>	<div>DRAWN BY :</div> <div>LH</div> <div>CHECKED BY :</div> <div>DH</div> <div>SCALE :</div> <div>1:50@A1, 1:100@A3</div> <div>PROJECT NO.</div> <div>17.22</div>
	B	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	16/05/2018														
	A	FOR DEVELOPMENT APPLICATION	20/03/2018														
	REVISION	DESCRIPTION	DATE														



NOTES

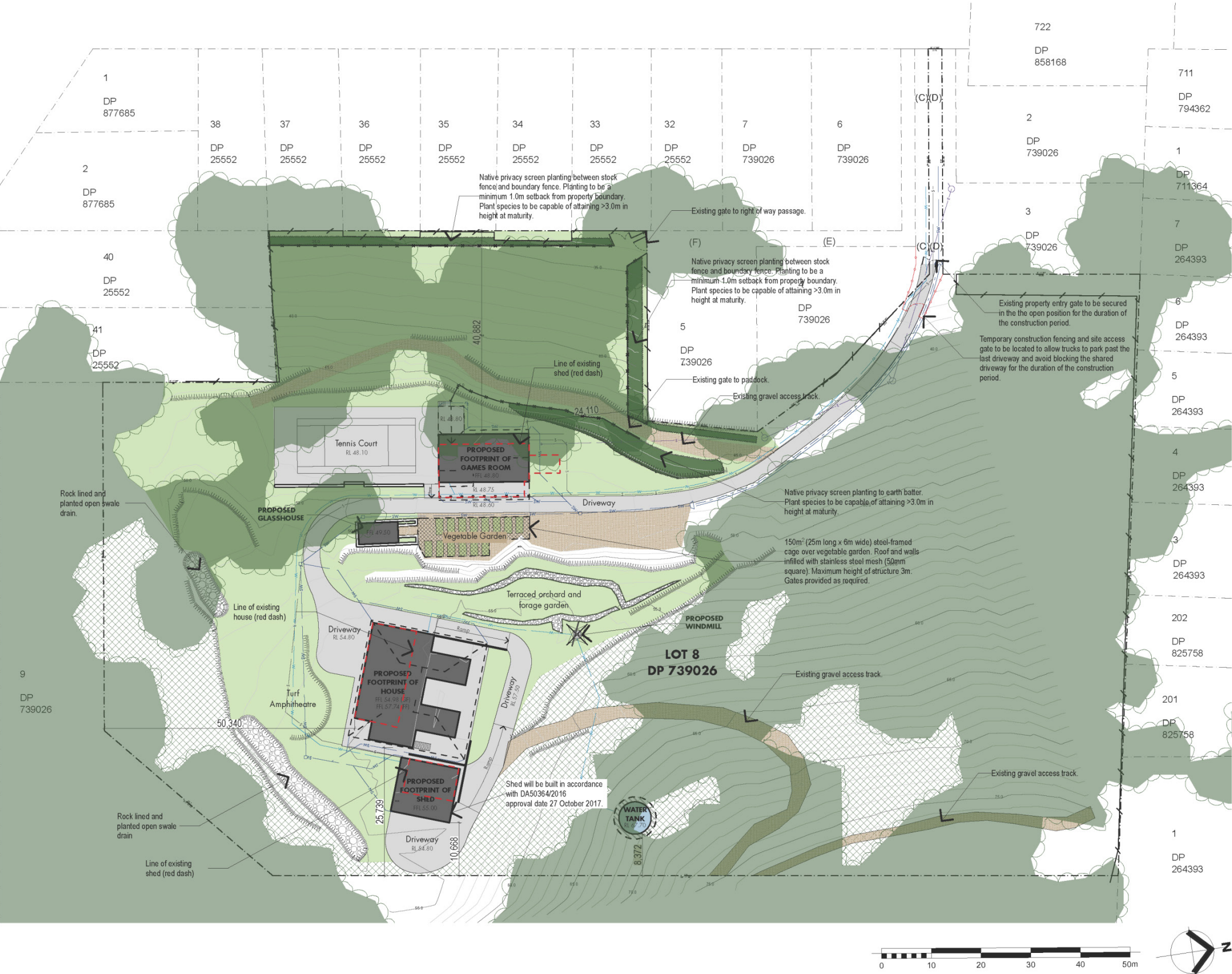
- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
- Residential Timber framed construction to be built in accordance with A.S 1684.2
- All structure to Structural Engineer's detail.
- All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
- All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
- All fire safety measures to be in accordance with the BCA.
- Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

LEGEND

- External Wall - Concrete panel/ plasterboard (Concrete 200mm)
- Internal Walls (120mm)
- Reinforced Concrete retaining wall (Dintel 155mm)
- Existing Walls Demolished
- Existing Walls
- Property Boundary

MAY 16, 2018

	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (B1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (B2) DIMENSIONS ONLY TO BE USED (B3) DO NOT SCALE (B4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (B5) LARGEST SCALE DRAWINGS AND FIGURES DIMENSIONS TAKE PRECEDENCE (B6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (B7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	B A	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION FOR DEVELOPMENT APPLICATION	16/05/2018 20/03/2018	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Alterations and Additions to two-storey dwelling CLIENT : Gary Hackett	SITE : 9A BROADWATER DRIVE SARATOGA NSW 2251 DRAWING TITLE : GROUND FLOOR HOUSE	REVISION NO. B DRAWING NO. DA101	DRAWN BY : LH SCALE : 1:50@A1, 1:100@A3 PROJECT NO. 17.22




SITE PLAN LEGEND

- Existing Tree Canopy (from Aerial Photograph)
- Hard Landscape Areas - sealed surfaces and Paving
- Soft Landscape Areas - Turf and Garden Beds
- Gravel Road or Path
- Revegetation and Weed Management
- Native Privacy Screen Planting
- Proposed Building Footprint
- Existing Building Footprint
- Water Tank
- Rock Retaining Wall
- Rock Lined Open Swale Drain
- Bank
- Sewer Service
- Electricity Cables
- Stormwater Service
- Water Service
- Boundary Fences
- Steel Post and Wire Stock Fence
- Temporary Construction Fence
- Lot Boundary

AREA CALCULATIONS TABLE

LANDSCAPE AREA CALCULATIONS	
HARD LANDSCAPE AREAS	3,100m ²
SOFT LANDSCAPE AREAS	18,860m ²
ROCK WALLS AND ROCK OUTCROPS	580m ²
TOTAL	22,540m ²
BUILDING FOOTPRINTS	670.00m²
SITE COVERAGE	3%
TOTAL SITE AREA	23,210.00m²

JUNE 5, 2018



Green Light Design Group
ABN 15 613 450 034
Address: 3 Lemon Tree Street Wyoming NSW 2250
P +61 2 230 1 48
E info@greenlightdesigngroup.com.au
W www.greenlightdesigngroup.com.au

GENERAL NOTES
(01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. (02) DIMENSIONS ONLY TO BE USED FOR DO NOT SCALE. (03) ALL DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. (04) LARGER SCALE DRAWINGS AND FIGURES DIMENSIONS TAKE PRECEDENCE. (05) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR. (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION.

REVISION	DESCRIPTION	DATE
D	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	05/06/2018
C	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	14/05/2018
B	FOR DEVELOPMENT APPLICATION - SHED NOTES ADDED	20/03/2018
A	FOR DEVELOPMENT APPLICATION	12/12/2017

THIS DRAWING IS NOT FOR CONSTRUCTION

PROJECT NAME :
Site Works

CLIENT :
Gary Hackett

SITE :
9A Broadwater Drive
Saratoga NSW 2251

DRAWING TITLE :
SITE PLAN AND AREA CALCULATIONS

REVISION NO.:
D

DRAWING NO.:
DA002

DRAWN BY :
DH

CHECKED BY :
DH

SCALE :
1:400@A1, 1:800@A3

PROJECT NO.:
17.22

DEVELOPMENT APPLICATION

Games Room Existing Shed Conversion

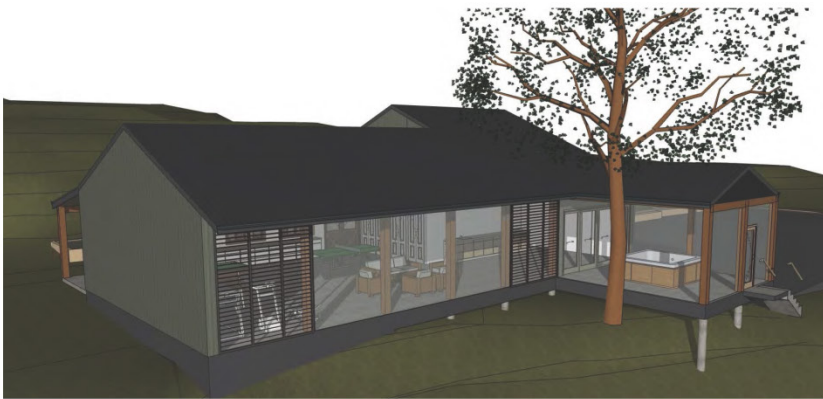
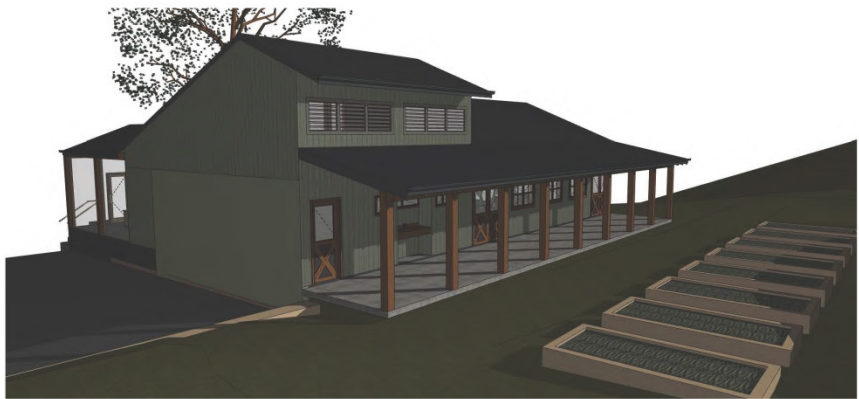


PHOTO OF EXISTING SHED L.J. HOOKER

**9A BROADWATER ROAD
SARATOGA NSW 2251**
Lot 8 DP 739026

DRAWING LIST

DRAWING No.	DESCRIPTION	REVISION
DA001	COVER PAGE	C
DA101	GAMES ROOM GROUND FLOOR PLAN	C
DA102	STORE ROOM FIRST FLOOR PLAN	C
DA103	ROOF PLAN	C
DA201	ELEVATIONS	C
DA202	ELEVATIONS	C
DA801	BASIX COMMITMENTS	C
DA802	WINDOW AND DOOR SCHEDULE	C




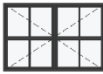


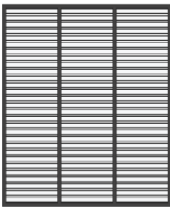

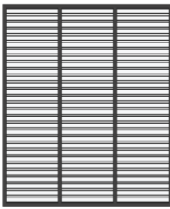




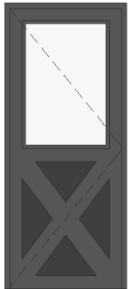



MAY 18, 2018



Green Light Design Group
ABN 15 613 450 034
Address: 3 Lenson Tree Street Wyoming NSW 2250
P +61 602 230 148
E info@greenlightdesigngroup.com.au
W www.greenlightdesigngroup.com.au

Gary Hackett
9A Broadwater Drive Saratoga NSW 2251

WINDOW SCHEDULE											
ID	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8	W-9	W-10	W-11
W x H	650x500	1,510x500	650x500	1,500x1,000	1,500x1,000	1,500x1,000	2,556x3,050	7,669x3,050	2,556x3,050	3,000x900	3,000x900
SILL HEIGHT	1,550	1,550	1,550	1,050	1,050	1,050	0	0	0	1,000	1,000
HEAD HEIGHT	2,050	2,050	2,050	2,050	2,050	2,050	3,050	3,050	3,050	1,900	1,900
ELEVATION											
AREA	0.33	0.76	0.33	1.50	1.50	1.50	7.80	23.39	7.80	2.70	2.70
ORIENTATION	EAST	EAST	EAST	EAST	EAST	EAST	WEST	WEST	WEST	EAST	EAST

DOOR SCHEDULE				
				
ID	D-1	D-2	D-3	D-4
W x H	900x2,100	1,800x2,100	1,800x2,100	4,399x2,400
COMMENTS				
AREA	1.89	3.78	3.78	10.56
ORIENTATION	EAST	EAST	EAST	WEST

MAY 18, 2018

	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 1148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ONSITE PRIOR TO THE COMMENCEMENT OF WORKS (02) FIGURED DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED 'FOR CONSTRUCTION'	<div>REVISION</div> <div>DESCRIPTION</div> <div>DATE</div>	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Games Room Existing Shed Conversion CLIENT : Gary Hackett	SITE : 9A Broadwater Drive Saratoga NSW 2251 DRAWING TITLE : WINDOW AND DOOR SCHEDULE	REVISION NO.: C DRAWING NO.: DA802	DRAWN BY : DH SCALE : CHECKED BY : LH PROJECT NO.: 17.22

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A316510

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 18, May 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Games Room - Hackett
Street address	9A Broadwater Drive SARATOGA 2251
Local Government Area	Central Coast Council
Plan type and number	Deposited Plan 739026
Lot number	8
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: GREEN LIGHT DESIGN GROUP PTY LTD	
ABN (if applicable): 15613450034	

BASIX Certificate number: A316510

page 2 / 6

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓ ✓ ✓	✓ ✓ ✓

BASIX Certificate number: A316510

page 3 / 6

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																		
Insulation requirements																					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.																					
<div><div><table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor with in-slab heating system.</td><td>R1.00 (slab edge)</td><td>in-slab heating system</td></tr><tr><td>suspended floor with open subfloor: concrete and in-floor heating system (R0.6).</td><td>R0.90 (down) under + slab edge (or R1.5 including construction)</td><td>in-slab heating system</td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R0.95 (up), roof: foil backed blanket (100 mm)</td><td>dark (solar absorptance > 0.70)</td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R1.24 (up), roof: foil backed blanket (100 mm)</td><td>dark (solar absorptance > 0.70)</td></tr></table></div><div><div>✓</div><div>✓</div><div>✓</div></div></div>				Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor with in-slab heating system.	R1.00 (slab edge)	in-slab heating system	suspended floor with open subfloor: concrete and in-floor heating system (R0.6).	R0.90 (down) under + slab edge (or R1.5 including construction)	in-slab heating system	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)	raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)
Construction	Additional insulation required (R-value)	Other specifications																			
concrete slab on ground floor with in-slab heating system.	R1.00 (slab edge)	in-slab heating system																			
suspended floor with open subfloor: concrete and in-floor heating system (R0.6).	R0.90 (down) under + slab edge (or R1.5 including construction)	in-slab heating system																			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)																				
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)																			
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)																			

BASIX Certificate number: A316510

page 4 / 6

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.							✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	E	0.33	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2	E	0.76	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3	E	0.33	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W4	E	1.5	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,			

BASIX Certificate number: A316510

page 5 / 6

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no. Orientation Area of glass inc. frame (m2) Overshadowing Height (m) Distance (m) Shading device Frame and glass type									
					>=900 mm	(U-value: 5.7, SHGC: 0.47)			
W5	E	1.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W6	E	1.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W7	W	7.8	15	5	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W8	W	23.39	15	6.5	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W9	W	7.8	20	2.5	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W10	E	2.7	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W11	E	2.7	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D1	E	1.89	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D2	E	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D3	E	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D4	W	10.56	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

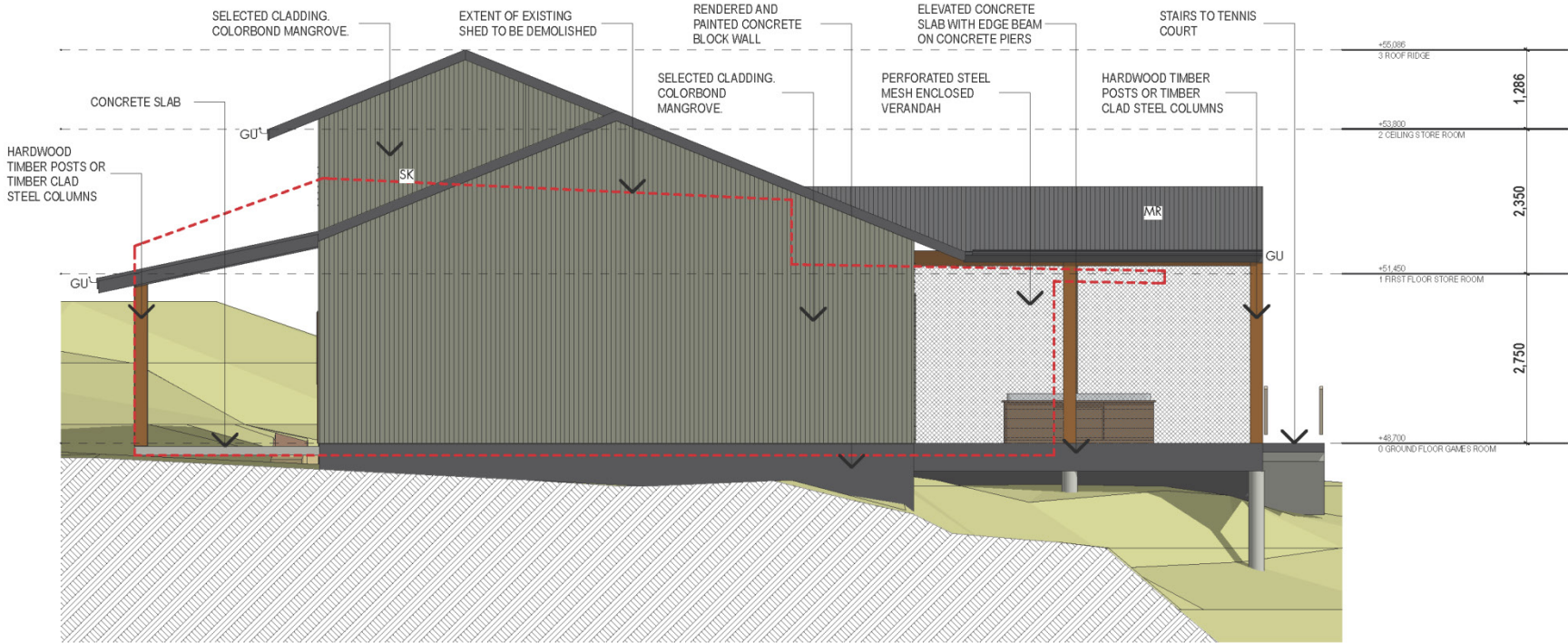
BASIX Certificate number: A316510

page 6 / 6

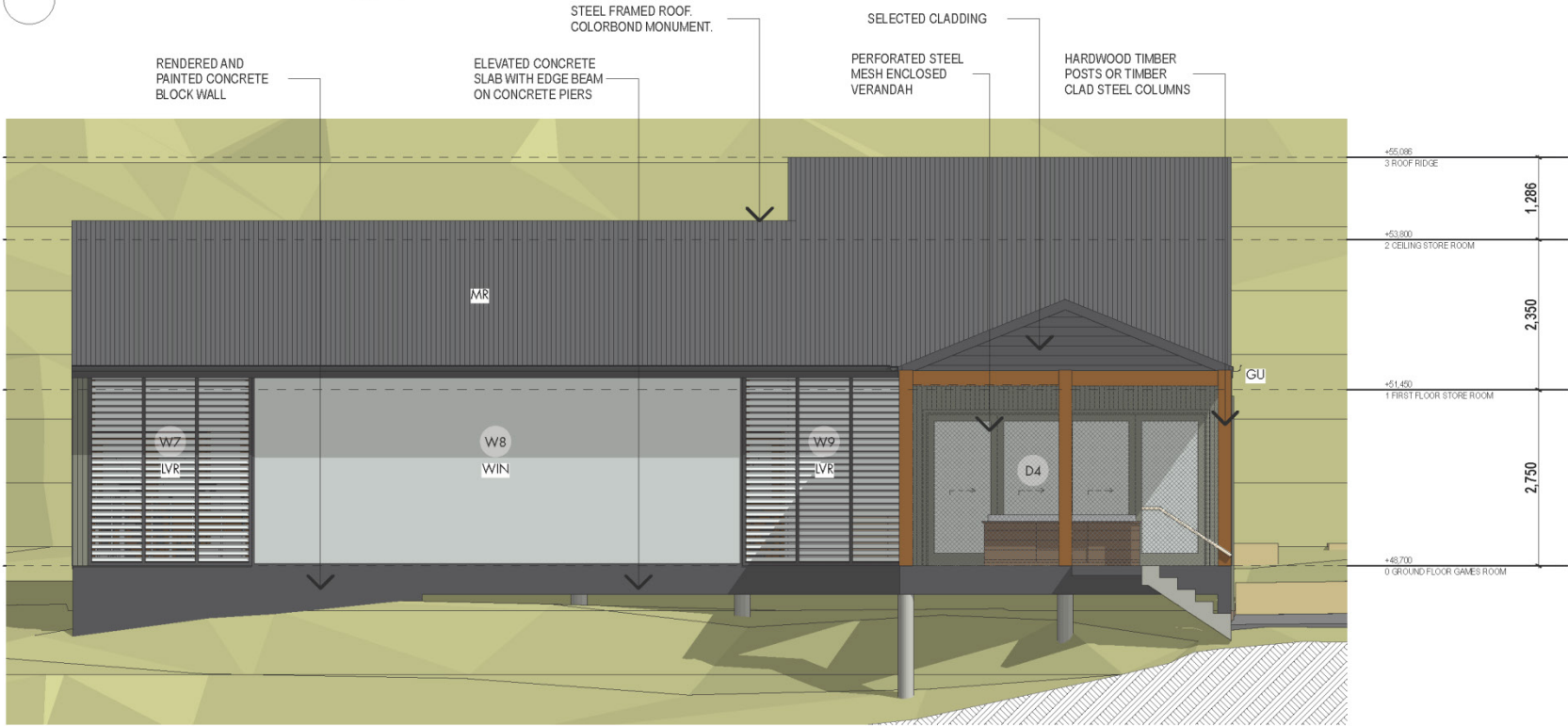
Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

MAY 18, 2018

	Green Light Design Group ABN 15 613 450 034 Address: 3 Lenson Tree Street Wyong NSW 2250 P +61(0) 230 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (B1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (B2) FIGURED DIMENSIONS ONLY TO BE USED (B3) DO NOT SCALE (B4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (B5) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (B6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (B7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	C FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION B FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS A FOR DEVELOPMENT APPLICATION	18/05/2018 20/03/2018 20/12/2017	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Games Room Existing Shed Conversion CLIENT : Gary Hackett	SITE : 9A Broadwater Drive Saratoga NSW 2251 DRAWING TITLE : BASIX COMMITMENTS	REVISION NO. C DRAWING NO. DA801	DRAWN BY : DH SCALE : PROJECT NO. 17.22



NORTH ELEVATION 1:100@A3



WEST ELEVATION 1:100@A3

NOTES

All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.

Residential Timber framed construction to be built in accordance with A.S 1684.2

All structure to Structural Engineer's detail.

All aluminium framed windows and doors to be installed in accordance with manufacturer's details.

All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.

All fire safety measures to be in accordance with the BCA.

Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

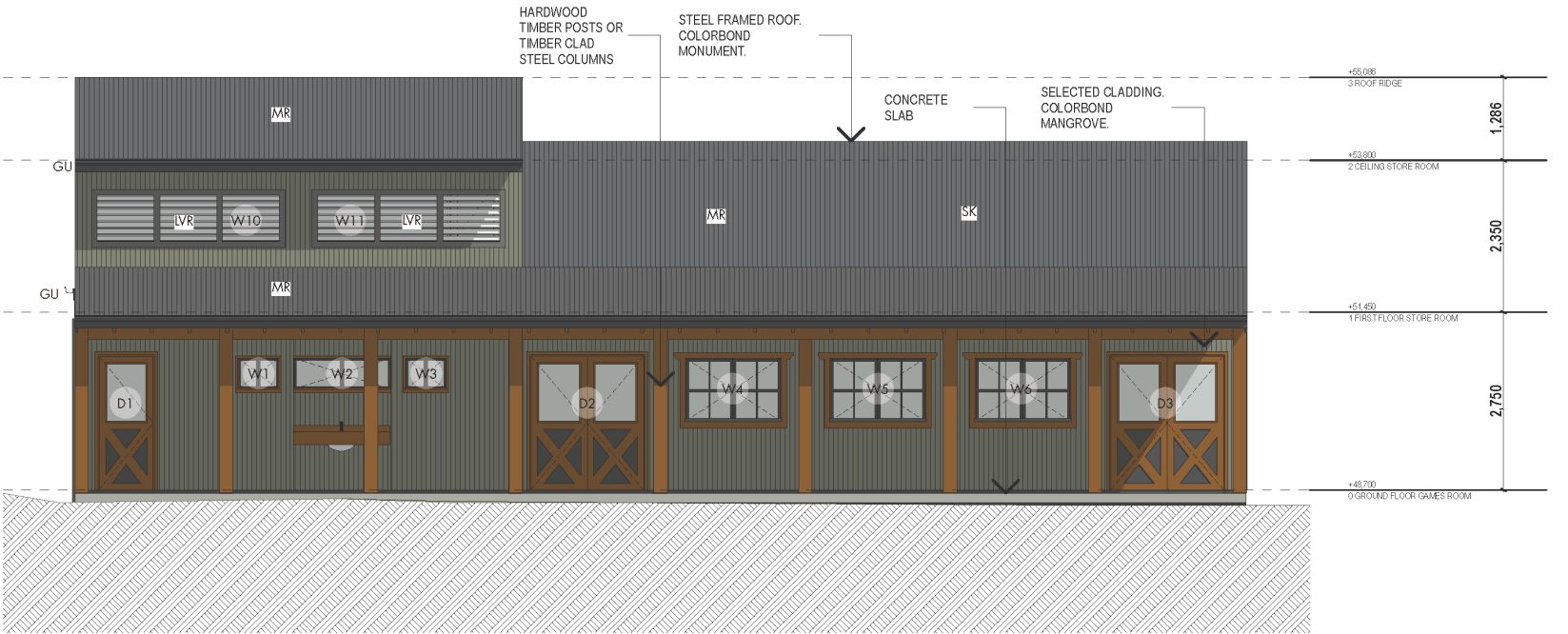
LEGEND

AW	ALUMINIUM FRAMED WINDOW
AD	ALUMINIUM FRAMED DOOR
B	BATHROOM
BAL	BALCONY
BED	BEDROOM
BD	BLIND - EXTERNAL
BHD	BULKHEAD OVER
BL	BALUSTRADE
BR	FACE BRICKWORK
CF	CONCRETE FLOOR
CP	CARPET
COL	COLUMN
COR	CORRIDOR
D	DOOR
DIN	DINING ROOM
DP	DOWNPIPE - ALUMINIUM
DR	DRIVEWAY
E	ENSUITE
EN	ENTRY
EX	EXISTING
FAM	FAMILY ROOM
FB	FLOORBOARDS - TIMBER
FE	FENCE
FFL	FINISHED FLOOR LEVEL
FP	FIREPLACE
GD	GARDEN
GM	GAS METER
GU	GUTTER - ALUMINIUM
K	KITCHEN
L	LAUNDRY
LG	LOUNGE ROOM
LIFT	PASSENGER LIFT
LIV	LIVING ROOM
LVR	LOUVRES
MR	METAL SHEET ROOF
MSB	MAIN SWITCH BOARD
P	PANTRY
PBD	PLASTERBOARD
POOL	POOL
PL	PLANTER
R	ROBE
RB	RENDERED BRICKWORK
RL	REDUCED LEVEL
RWT	RAIN WATER TANK
ROL	ROLLER DOOR - METAL
RT	ROOF TILES
S	STORAGE
SCR	SUDING PERFORATED METAL SCREEN
SHR	SHOWER
SK	SKYLIGHT
ST	STUDY
TC	TIMBER COMPOSITE PANEL
TI	TILES- CERAMIC
WB	WEATHERBOARD
WC	WATER CLOSET
WIN	WINDOW

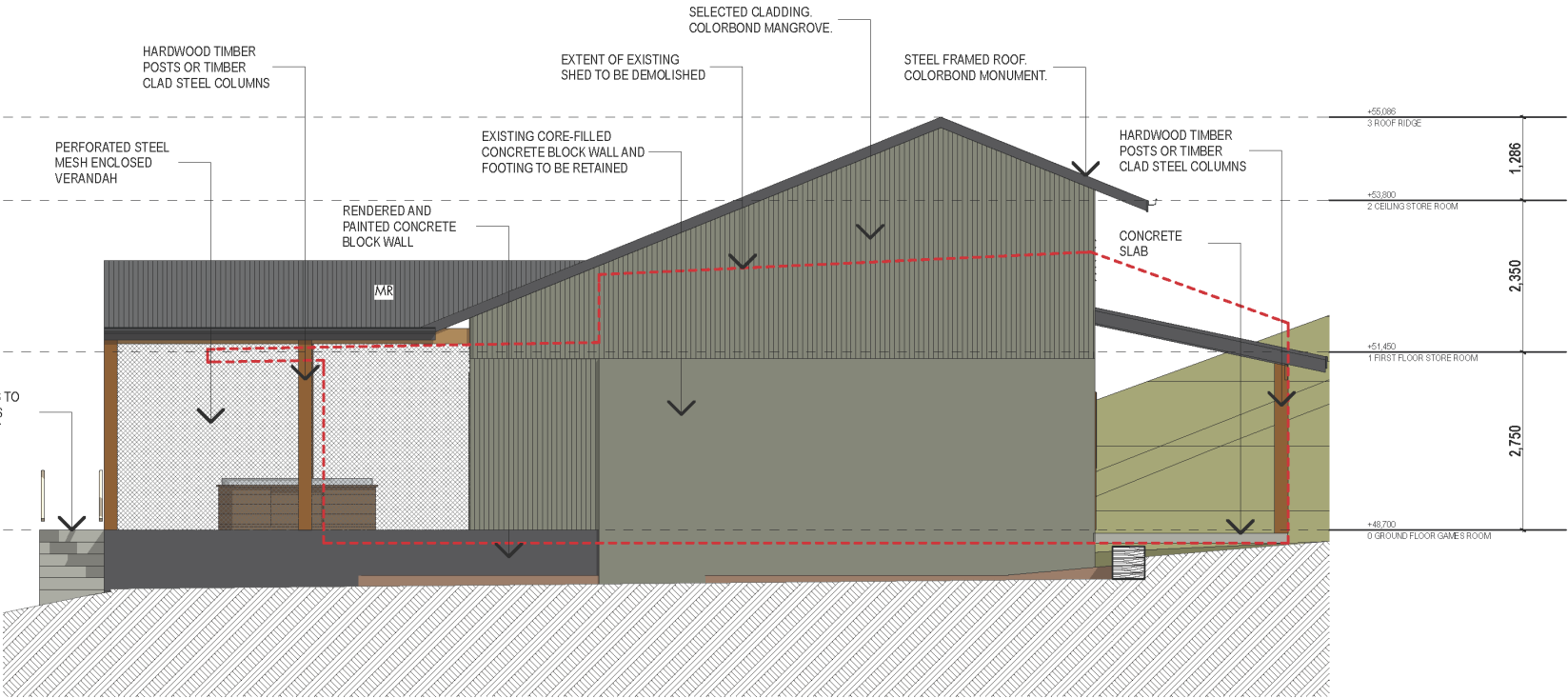


MAY 18, 2018

 GREEN LIGHT DESIGN GROUP	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 1 148 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	C FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION B FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS A AMENDED FOR DEVELOPMENT APPLICATION	REVISION	DESCRIPTION	DATE	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Games Room Existing Shed Conversion CLIENT : Gary Hackett	SITE : 9A Broadwater Drive Saratoga NSW 2251 DRAWING TITLE : ELEVATIONS	REVISION NO. C DRAWING NO. DA202	DRAWN BY : DH SCALE : 1:50@A1, 1:100@A3 PROJECT NO. 17.22



EAST ELEVATION 1:100@A3



SOUTH ELEVATION 1:100@A3

NOTES

All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.

Residential Timber framed construction to be built in accordance with A.S 1684.2

All structure to Structural Engineer's detail.

All aluminium framed windows and doors to be installed in accordance with manufacturer's details.

All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.

All fire safety measures to be in accordance with the BCA.


Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

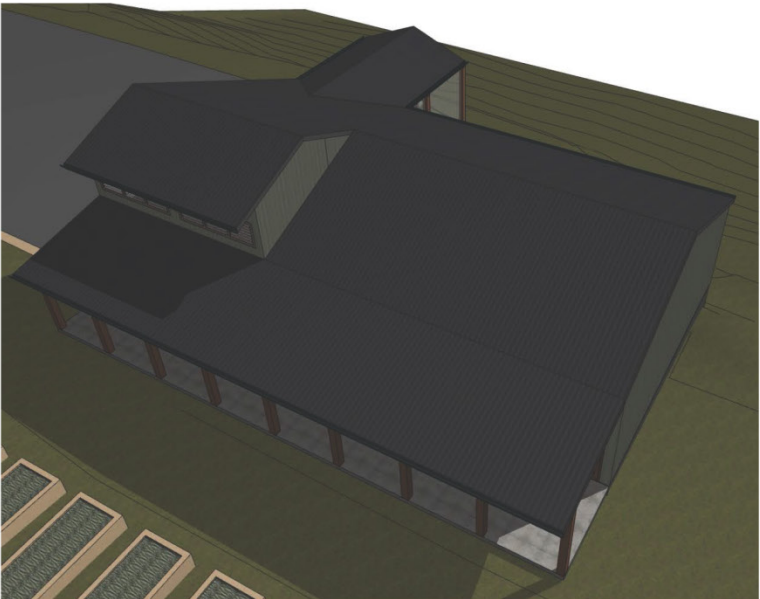
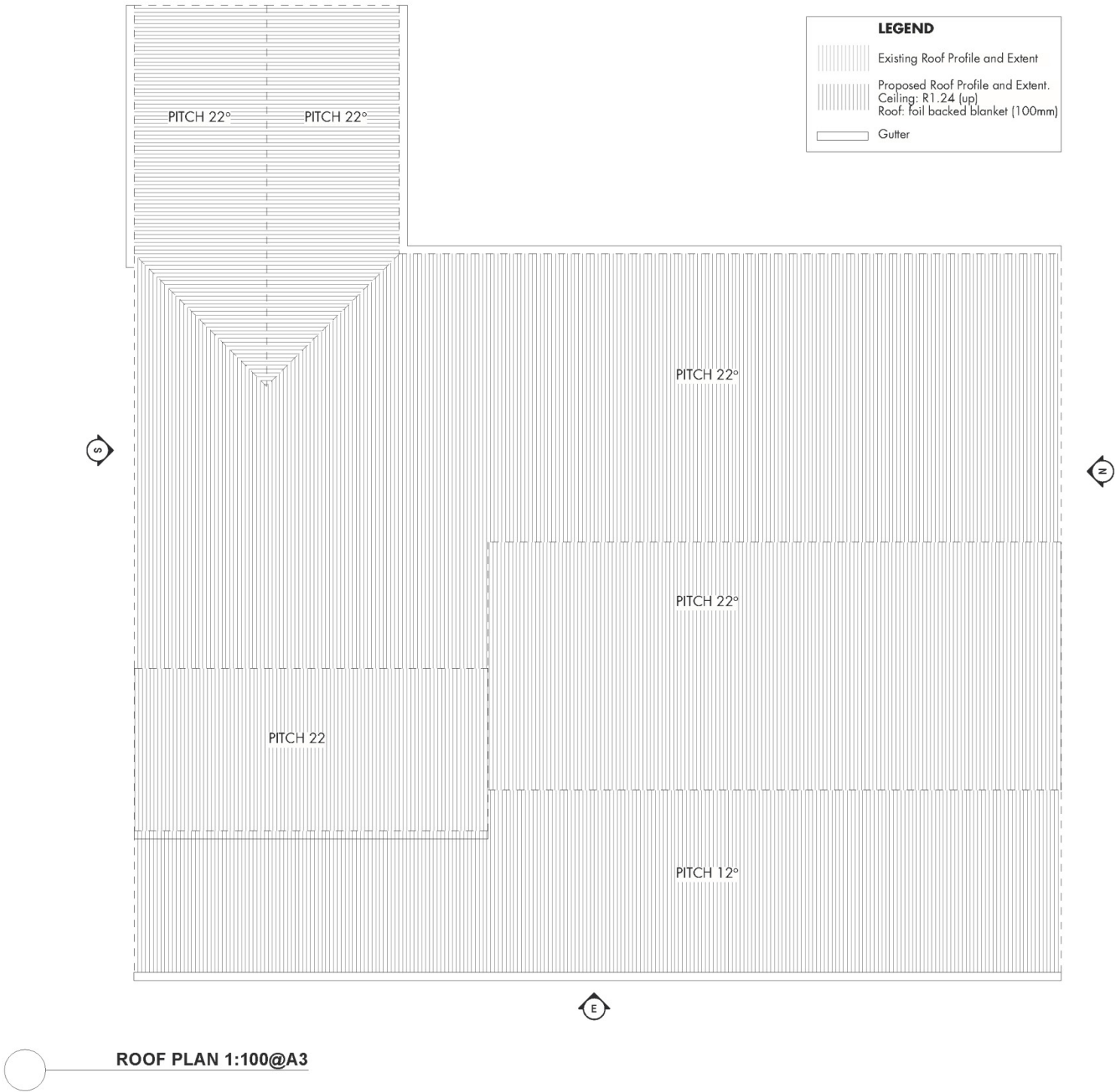
LEGEND

AW	ALUMINIUM FRAMED WINDOW
AD	ALUMINIUM FRAMED DOOR
B	BATHROOM
BAL	BALCONY
BED	BEDROOM
BD	BLIND - EXTERNAL
BHD	BULKHEAD OVER
BL	BALUSTRADE
BR	FACE BRICKWORK
CF	CONCRETE FLOOR
CP	CARPET
COL	COLUMN
COR	CORRIDOR
D	DOOR
DIN	DINING ROOM
DP	DOWNPIPE - ALUMINIUM
DR	DRIVEWAY
E	ENSUITE
EN	ENTRY
EX	EXISTING
FAM	FAMILY ROOM
FB	FLOORBOARDS - TIMBER
FE	FENCE
FFL	FINISHED FLOOR LEVEL
FP	FIREPLACE
GD	GARDEN
GM	GAS METER
GU	GUTTER - ALUMINIUM
K	KITCHEN
L	LAUNDRY
LG	LOUNGE ROOM
LIFT	PASSENGER LIFT
LIV	LIVING ROOM
LVR	LOUVRES
MR	METAL SHEET ROOF
MSB	MAIN SWITCH BOARD
P	PANTRY
PBD	PLASTERBOARD
POOL	POOL
PL	PLANTER
R	ROBE
RB	RENDERED BRICKWORK
RL	REDUCED LEVEL
RWT	RAIN WATER TANK
ROL	ROLLER DOOR - METAL
RT	ROOF TILES
S	STORAGE
SCR	SLIDING PERFORATED METAL SCREEN
SHR	SHOWER
SK	SKYLIGHT
ST	STUDY
TC	TIMBER COMPOSITE PANEL
TI	TILES - CERAMIC
WB	WEATHERBOARD
WC	WATER CLOSET
WIN	WINDOW

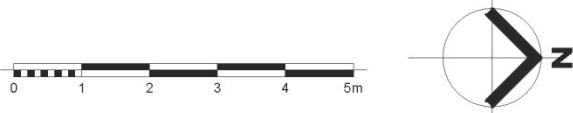


MAY 18, 2018

 GREEN LIGHT DESIGN GROUP	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 1 48 E info@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED 'FOR CONSTRUCTION'	<div>THIS DRAWING IS NOT FOR CONSTRUCTION</div>	PROJECT NAME : Games Room Existing Shed Conversion CLIENT : Gary Hackett	SITE : 9A Broadwater Drive Saratoga NSW 2251 DRAWING TITLE : ELEVATIONS	REVISION NO. C DRAWING NO. DA201	DRAWN BY : DH SCALE : 1:50@A1, 1:100@A3 PROJECT NO. 17.22											
	<table><tr><td>C</td><td>FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION</td><td>18/05/2018</td></tr><tr><td>B</td><td>FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS AMENDED</td><td>20/03/2018</td></tr><tr><td>A</td><td>FOR DEVELOPMENT APPLICATION</td><td>20/12/2017</td></tr><tr><td>REVISION</td><td>DESCRIPTION</td><td>DATE</td></tr></table>	C						FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	18/05/2018	B	FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS AMENDED	20/03/2018	A	FOR DEVELOPMENT APPLICATION	20/12/2017	REVISION	DESCRIPTION	DATE
	C	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION						18/05/2018										
	B	FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS AMENDED						20/03/2018										
	A	FOR DEVELOPMENT APPLICATION						20/12/2017										
REVISION	DESCRIPTION	DATE																

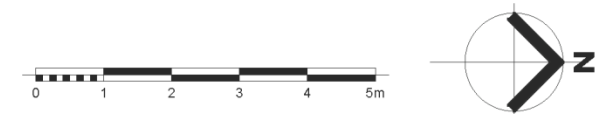
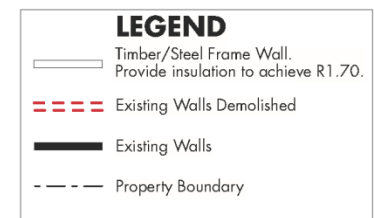
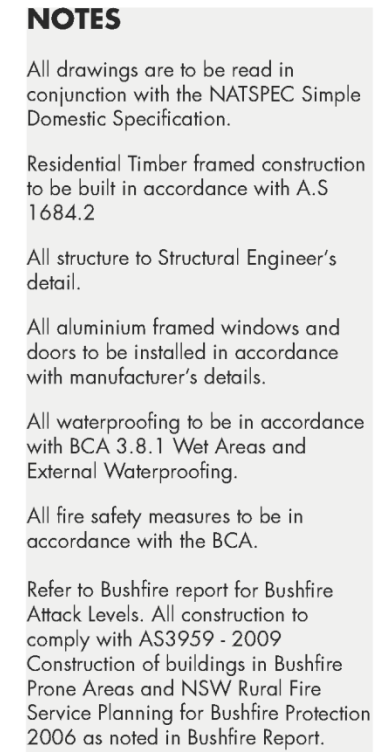


- NOTES**
- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
 - Residential Timber framed construction to be built in accordance with A.S 1684.2
 - All structure to Structural Engineer's detail.
 - All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
 - All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
 - All fire safety measures to be in accordance with the BCA.
 - Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.



MAY 18, 2018

 GREEN LIGHT DESIGN GROUP	Green Light Design Group ABN 15 613 450 034 Address: 3 Lemon Tree Street Wyoming NSW 2250 P +61 2 230 148 E darak@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (D1) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (D2) DIMENSIONS ONLY TO BE USED (D3) DO NOT SCALE (D4) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (D5) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (D6) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE RETAINED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (D7) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION			THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Games Room Existing Shed Conversion CLIENT : Gary Hackett	SITE : 9A Broadwater Drive Saratoga NSW 2251 DRAWING TITLE : ROOF PLAN	REVISION NO.: C DRAWING NO.: DA103	DRAWN BY : DH SCALE : 1:50@A1, 1:100@A3 PROJECT NO.: 17.22	CHECKED BY : LH



FIRST FLOOR STORE ROOM 1:100@A3

MAY 18, 2018



GREEN LIGHT
DESIGN GROUP

Green Light Design Group
ABN 15 613 401 034
Address: 3 Lemon Tree Street Wyoming NSW 2250
P +612 230 148
E info@greenglightdesigngroup.com.au
W www.greenglightdesigngroup.com.au

GENERAL NOTES
(01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) REQUIRED DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION

C	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	18/05/2018
B	FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS	20/03/2018
A	FOR DEVELOPMENT APPLICATION	20/12/2017
REVISION	DESCRIPTION	DATE

THIS DRAWING IS NOT FOR CONSTRUCTION

PROJECT NAME :
Games Room Existing Shed Conversion

CLIENT :
Gary Hackett

SITE :
9A Broadwater Drive Saratoga NSW 2251

DRAWING TITLE :
STORE ROOM FIRST FLOOR PLAN

REVISION NO.
C

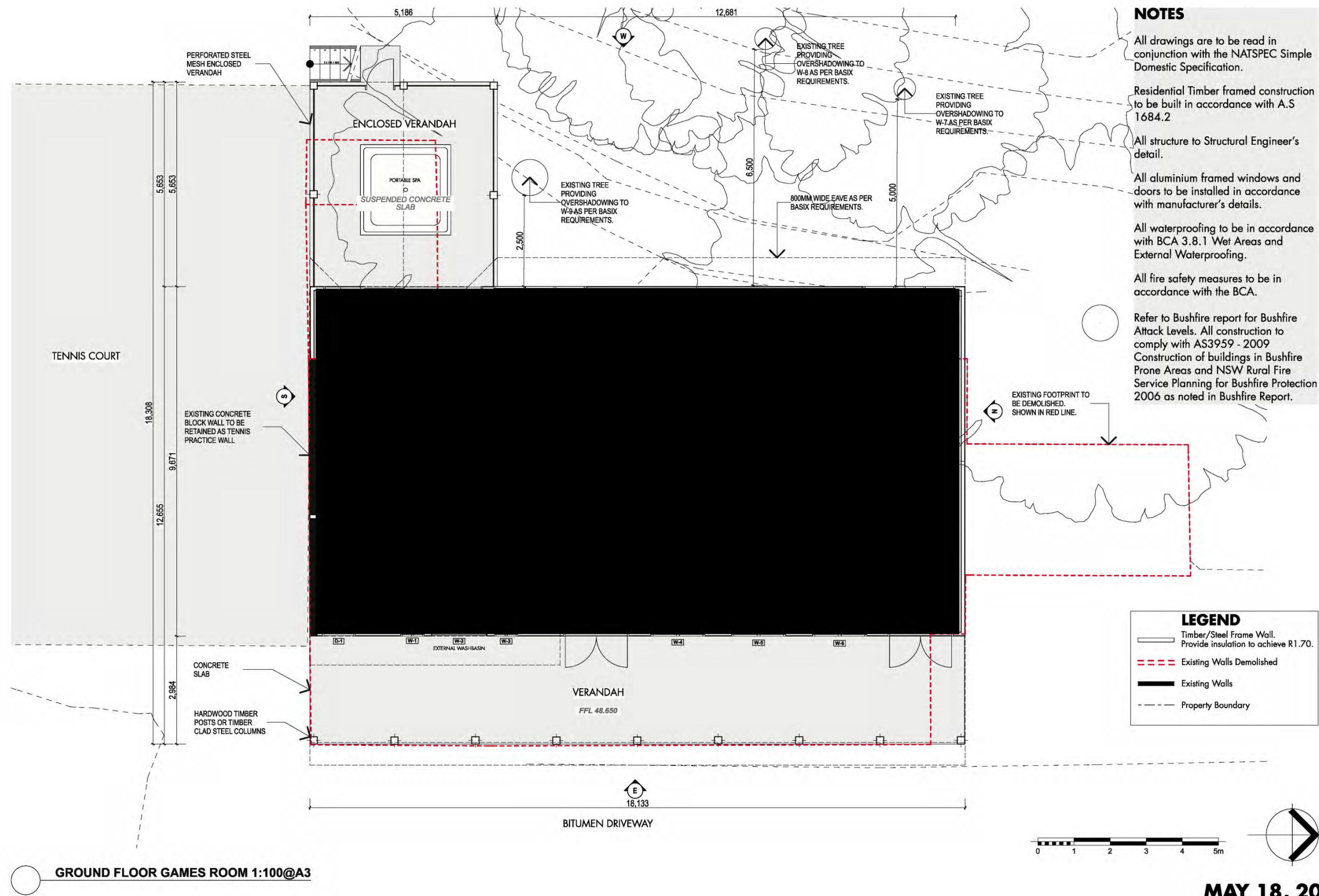
DRAWING NO.
DA102

DRAWN BY :
DH

CHECKED BY :
LH

SCALE :
1:50@A1, 1:100@A3

PROJECT NO.
17.22



- NOTES**
- All drawings are to be read in conjunction with the NATSPEC Simple Domestic Specification.
 - Residential Timber framed construction to be built in accordance with A.S 1684.2
 - All structure to Structural Engineer's detail.
 - All aluminium framed windows and doors to be installed in accordance with manufacturer's details.
 - All waterproofing to be in accordance with BCA 3.8.1 Wet Areas and External Waterproofing.
 - All fire safety measures to be in accordance with the BCA.
 - Refer to Bushfire report for Bushfire Attack Levels. All construction to comply with AS3959 - 2009 Construction of buildings in Bushfire Prone Areas and NSW Rural Fire Service Planning for Bushfire Protection 2006 as noted in Bushfire Report.

- LEGEND**
- Timber/Steel Frame Wall. Provide insulation to achieve R1.70.
 - Existing Walls Demolished
 - Existing Walls
 - Property Boundary

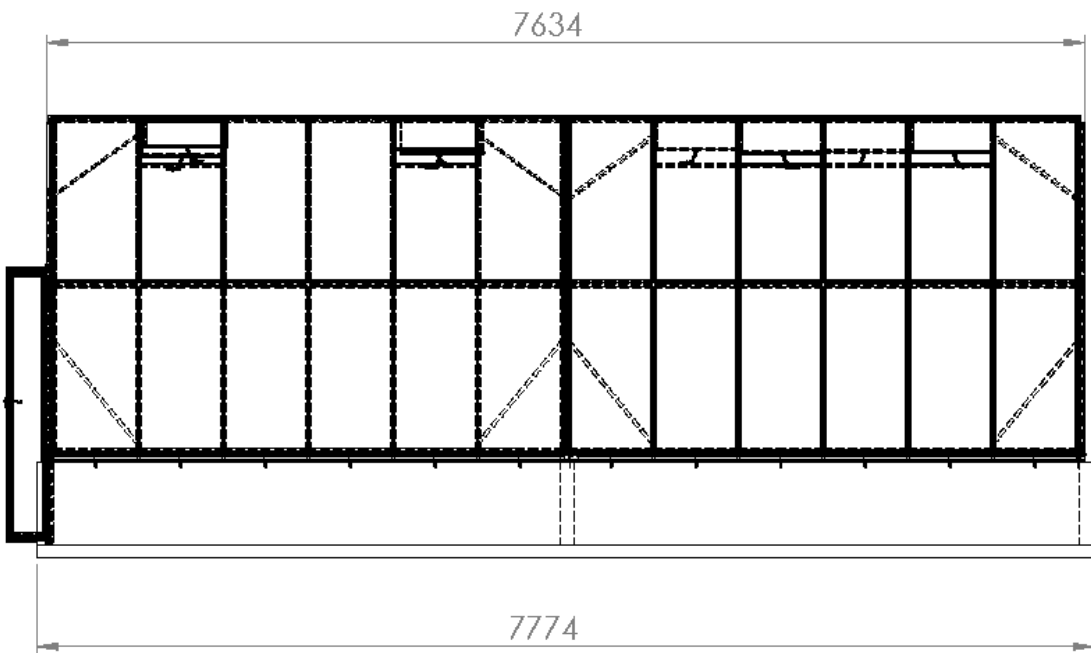
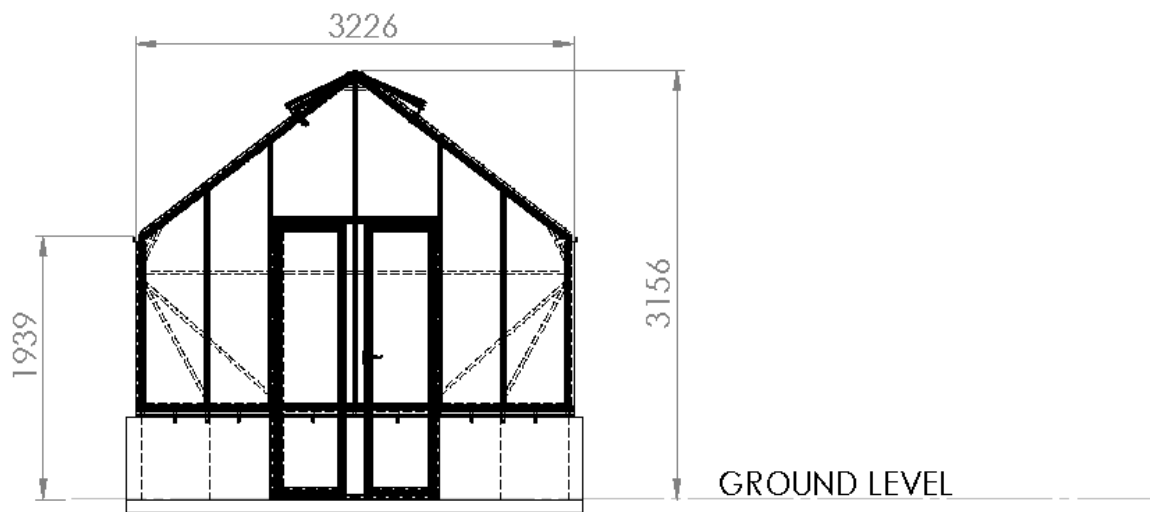
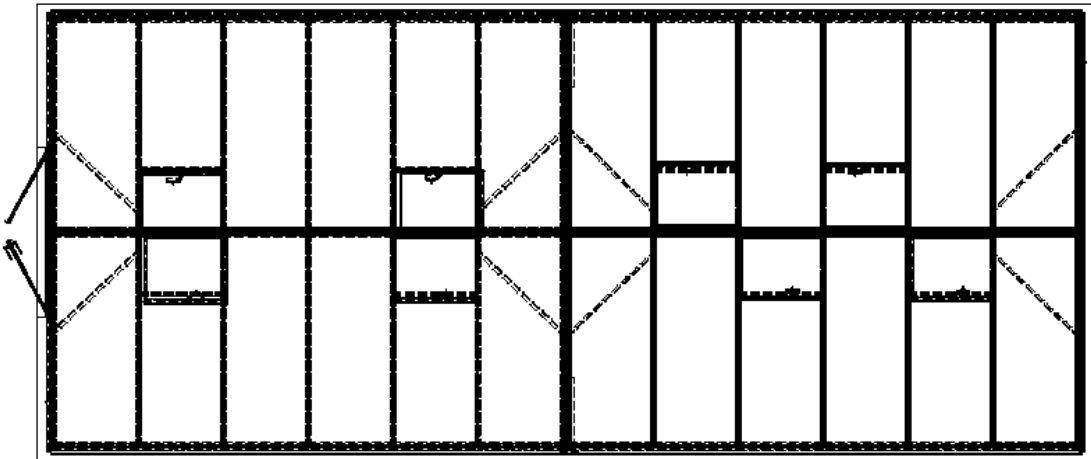
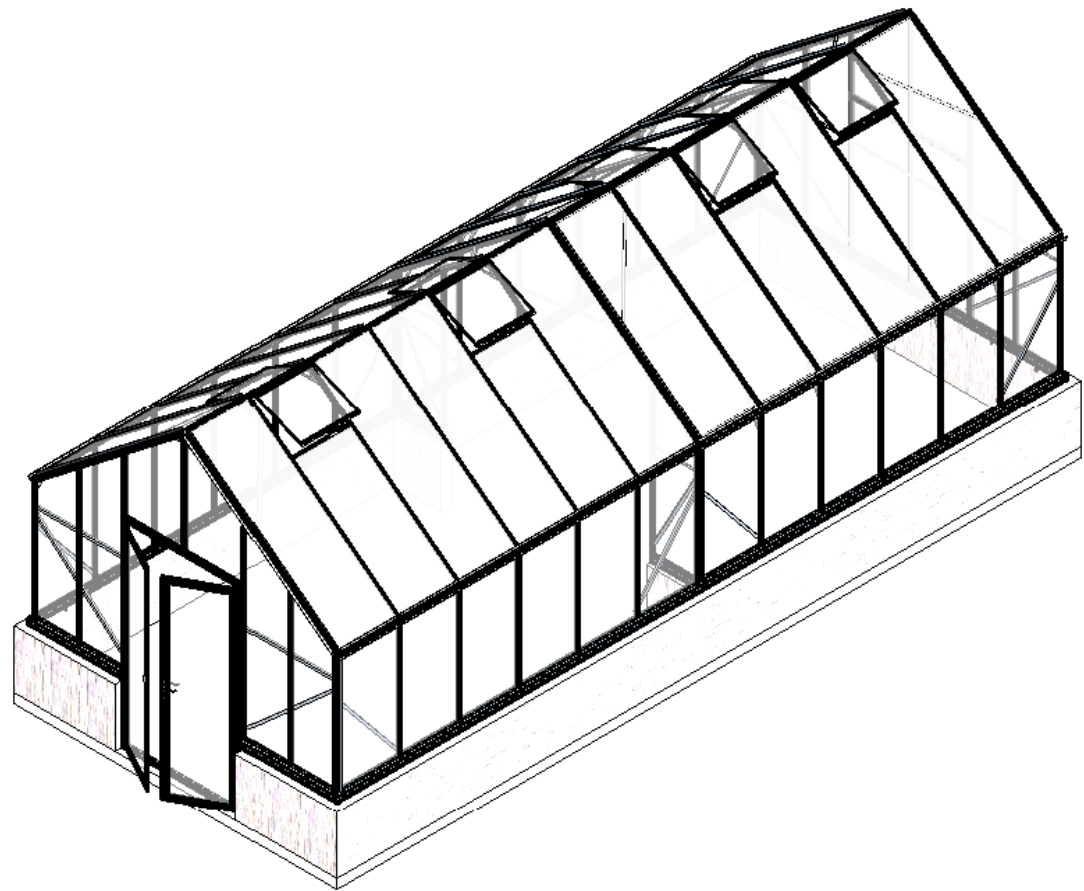
GROUND FLOOR GAMES ROOM 1:100@A3

MAY 18, 2018

<div></div> <div>GREEN LIGHT DESIGN GROUP</div>	<div>Green Light Design Group</div> <div>ABN 15 613 450 034</div> <div>Address: 3 Lemon Tree Street Wyoming NSW 2250</div> <div>P +61(0)2 230 148</div> <div>E david@greenlightdesigngroup.com.au</div> <div>W www.greenlightdesigngroup.com.au</div>	<div>GENERAL NOTES</div> <div>(01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS (02) DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION</div>	<table><tr><td>C</td><td>FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION</td><td>18/05/2018</td></tr><tr><td>B</td><td>FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS AMENDED</td><td>20/03/2018</td></tr><tr><td>A</td><td>FOR DEVELOPMENT APPLICATION</td><td>20/12/2017</td></tr><tr><td>REVISION</td><td>DESCRIPTION</td><td>DATE</td></tr></table>	C	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	18/05/2018	B	FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS AMENDED	20/03/2018	A	FOR DEVELOPMENT APPLICATION	20/12/2017	REVISION	DESCRIPTION	DATE	<div>THIS DRAWING IS NOT FOR CONSTRUCTION</div>	<div>PROJECT NAME :</div> <div>Games Room Existing Shed Conversion</div> <div>CLIENT :</div> <div>Gary Hackett</div>	<div>SITE :</div> <div>9A Broadwater Drive Saratoga NSW 2251</div> <div>DRAWING TITLE :</div> <div>GAMES ROOM GROUND FLOOR PLAN</div>	<div>REVISION NO.</div> <div>C</div> <div>DRAWING NO.</div> <div>DA101</div>	<div>DRAWN BY :</div> <div>DH</div> <div>CHECKED BY :</div> <div>LH</div> <div>SCALE :</div> <div>1:50@A1, 1:100@A3</div> <div>PROJECT NO.</div> <div>17.22</div>
	C	FOR DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	18/05/2018																	
	B	FOR DEVELOPMENT APPLICATION - EXTERNAL COLOURS AMENDED	20/03/2018																	
	A	FOR DEVELOPMENT APPLICATION	20/12/2017																	
	REVISION	DESCRIPTION	DATE																	

10 ft x 24ft ELITE GREENHOUSE 12+12

Part No.



Winter Gardenz Ltd
PO Box 84 262,
Westgate, Auckland
0657 New Zealand
Phone: +64 9 838 6429
www.wintergardenz.co.nz

Description and Notes:

**10 ft x 24ft ELITE
GREENHOUSE 12+12**

Material:	Vendor:	Weight (Kg):	Design by: John Herrick	Date: 31-Jan-17
Finish:	Vendor Ref:	Area (m ²):	Drawn by: Kingsley Burn	Sheet: 1 of 3
			Units: Metric (mm & Kg)	Drawing No.
			Scale: N / A	Rev:

The information contained in this drawing is the sole property of Winter Gardenz Ltd. Any reproduction in part or as a whole without the written permission of 'Winter Gardenz Ltd' is prohibited

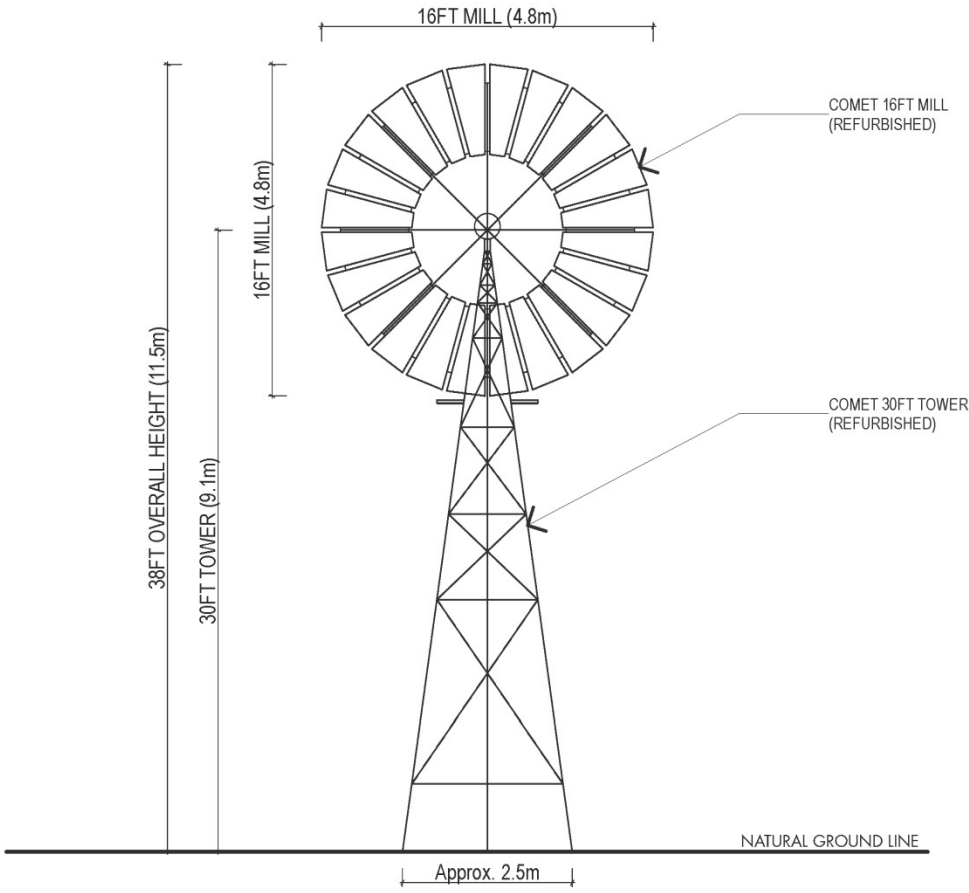
Part No.



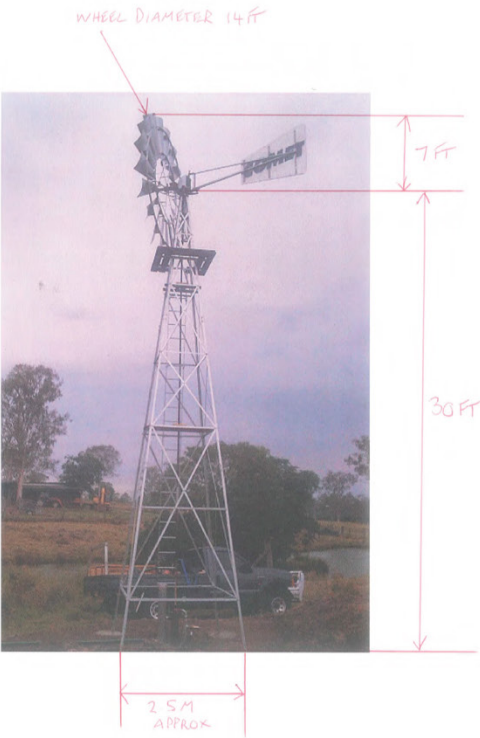
- 157 -



	Wintergardenz Ltd	Proprietary & Confidentiality:	Description: 10ft x 24ft ELITE GLASS HOUSE 12+12	Design by: John Herrick	Drawing No.
	PO Box 84 262, Westgate, Auckland 0657 New Zealand Phone: +64 9 838 6429	The information contained in this drawing is the sole property of Wintergardenz Ltd. Any reproduction in part or as a whole without the written permission of 'Wintergardenz Ltd' is prohibited	Customer	Drawn by: KB	
				Scale: N/A	Sheet 3 of 3
				Date: 08/10/15	



COMET 30FT (9.1m) TOWER WITH 16FT D PATTERN MILL
(SCALE 1:50 @ A1)



COMET 30FT (9.1m) TOWER (IMAGE SUPPLIED BY COMET)



COMET 16FT (4.8m) D PATTERN MILL (IMAGE SUPPLIED BY COMET)

JUNE 5, 2018

	Green Light Design Group ABN 15 613 450 034 Address: 3 Lenson Tree Street Wyoming NSW 2250 P +61 2 230 148 E dm@greenlightdesigngroup.com.au W www.greenlightdesigngroup.com.au	GENERAL NOTES (01) ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ONSITE PRIOR TO THE COMMENCEMENT OF WORKS (02) FIGURED DIMENSIONS ONLY TO BE USED (03) DO NOT SCALE (04) ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR (05) LARGER SCALE DRAWINGS AND FIGURED DIMENSIONS TAKE PRECEDENCE (06) THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (07) THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED FOR CONSTRUCTION	A	FOR DEVELOPMENT APPLICATION	05/06/2018	THIS DRAWING IS NOT FOR CONSTRUCTION	PROJECT NAME : Site Works CLIENT : Gary Hackett	SITE : 9A Broadwater Drive Saratoga NSW 2251 DRAWING TITLE : WINDMILL	REVISION NO. A DRAWING NO. DA701	DRAWN BY : DH SCALE : 1:100@A1, 1:200@A3 PROJECT NO. 17.22

Item No: 2.3
Title: Draft Tree Management Chapter
Department: Environment and Planning



8 October 2018 Ordinary Council Meeting

Trim Reference: F2014/00370-02 - D13212905

Author: Peter Kavanagh, Senior Strategic Planner

Executive: Scott Cox, Director, Environment and Planning

Report Purpose

This report recommends that Council endorse, for the purpose of public exhibition, draft Development Control Plan Chapter "XX" - *Tree and Vegetation Management*, to replace both Chapter 3.6 Tree and Vegetation Management of *Wyong Development Control Plan 2013* and Chapter 6.6 Preservation of Trees or Vegetation of *Gosford Development Control Plan 2013*.

Recommendation

- 1 That Council endorse for the purposes of public exhibition, draft "Chapter "XX" – Tree and Vegetation Management" to replace Chapter 3.6 Tree and Vegetation Management of Wyong Development Control Plan 2013 and Chapter 6.6 Preservation of Trees or Vegetation of Gosford Development Control Plan 2013, for a minimum period of 28 days.**
- 2 That Council consider a further report on results of the community consultation.**

Background

At the meeting of 26 February 2018, the Central Coast Council resolved to adopt a new Chapter 3.6 Tree and Vegetation Management of *Development Control Plan 2013 – Development Controls for Wyong Shire* (WDCP 2013). The amendments to that chapter of WDCP 2013 were to make that chapter consistent with Chapter 6.6 Preservation of Trees or Vegetation of the *Gosford Development Control Plan 2013* (GDCP 2013). The amended Chapter 3.6 of WDCP 2013 came into force on 8 March 2018.

At the meeting of 26 February 2018, the Council also resolved:

92/18 That Council request the Acting Chief Executive Officer provide a workshop for all Councillors to consider the implications of the legal and further details as raised at the Councillors briefing.

The Acting Chief Executive Officer provided the briefing requested by the above resolution, which included consideration of legal advice.

At the meeting of 26 March 2018, the Central Coast Council resolved as follows:

- 216/18 *Council notes that from 8 March 2018 the Wyong DCP provisions regarding tree management and protections are now the same as those in the Gosford DCP.*
- 217/18 *Council notes that this has achieved Council's aim of creating a consistent approach to tree management controls across the Central Coast LGA.*
- 218/18 *Council request the Acting CEO provide a detailed briefing on the proposed new "XX"- Tree and Vegetation Management Chapter using case studies so that Councillors may more fully understand the*
- *stated benefits of the proposed new policy*
 - *differences in application between the (now consistent) existing tree policy currently applying in the LGA*
 - *discuss further opportunities for Councillor and community input into any new proposed tree policy.*
- 219/18 *Council receive a further report in one months time on how Council staff have been resources to implement the new policy across the full LGA as opposed to just the Gosford part of the LGA.*
- 220/18 *That Council receive a further report in two weeks on the issues considered by Council on 26 February 2018, item 2.2 minute number 90/18.*

A briefing session on draft Chapter "XX" referred to in Resolution 218/18 was presented to Councillors on 7 May 2018. At this briefing, the Councillors requested that staff consider additional amendments regarding practical exemptions from permit requirements for pruning, garden maintenance and exemptions afforded by other pieces of legislation.

Additional information reports required by Resolutions 219/18 and 220/18 are to be provided to Council by the Asset, Infrastructure and Business Department in the near future.

Consistent with Council's desire to have both better alignment between the WDCP 2013 and GDCP 2013 and to better align with recent legislative reforms, draft "Chapter XX - *Tree and Vegetation Management*" (refer Attachment 1) has been developed, to replace the existing Chapter 3.6 in WDCP 2013 and Chapter 6.6 in GDCP 2013. Both proposed Chapters will be generically titled *Tree and Vegetation Management* and will provide a single and consistent approach to tree and vegetation management across the Central Coast local government area, and will comply with the requirements within the NSW Land Management and Biodiversity Conservation reforms.

Exemptions under Other Legislation

It is noted that there are currently a broad range of exemptions available under other legislation from any permit system Council adopts, including where a Licence or Consent has been issued for the action proposed. Section 3.1 of the draft DCP "Chapter "XX" – Tree and Vegetation Management identifies that *State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017* provides an overriding set of three exemptions:

- a *Vegetation removal which is:*
 - i *authorised under s.600 of the Local Land Services Act 2013 (clearing authorised under other legislation);*
 - ii *the removal of vegetation that the council is satisfied is dying or dead and is not required as the habitat of native animals;*
 - iii *the removal of vegetation that the council is satisfied is a risk to human life or property,*

does not require a permit from the Council and may be removed without a Permit.

Section 600 of the *Local Land Services Act 2013* (LLS Act 2013) referred to in Section 3.1(a)(i) of the draft DCP identifies an exemption where a consent or approval has been issued under Parts 3A, 4 and 5 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act 1979) , and where the tree work relates to work carried out by or on behalf of a Public Authority (including Council). The listed exemptions include work relating to the operations of the State Emergency Services, the electricity network, bushfire hazard reduction, 10/50 entitlement area clearing, survey work, water management works, forestry operations, etc.

A copy of Section 600 of the LLS Act 2013 is proposed to be provided as Appendix 2 to the Chapter, which includes hyperlinks to the relevant provisions. In this way Council would not need to cite the lengthy list of exemptions available under other legislation within the section, and the manner in which these exemptions are required to operate. Further, as it is intended that the draft Chapter utilise hyperlinks to related legislation and Council web pages for the convenience of users (e.g., links to Council's Significant Tree Register and Council's Undesirable Species List), it is recommended that a hyperlink be provided to the exemptions which are provided by Section 3.1(a)(i) of the draft DCP, direct to Section 600 of the *LLS Act 2013*.

Additional DCP exemptions

At the briefing provided to Councillors on 6 August 2018, it was noted that the five listed exemptions under Section 3.2 of the Chapter (identical to those currently within the GDCP 2013) were considered to provide some exemptions from Permit requirements, however it was noted that the current DCP provisions restrict pruning and gardening practices on private land.

The drafted exemptions only allow minimal (safety) works to vegetation located outside of the 3m exemption distance from an approved structure (defined). Permits are required for any proposal to:

- cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or
- prune, lop or otherwise remove a substantial part of the vegetation.

If enforced strictly in accordance with the current definitions, a landowner would need a Permit from Council to remove non-native shrubs and trees. Maintenance pruning and substitution planting of native gardens also qualifies as garden maintenance. It is therefore proposed to add the following items to the drafted exemptions:

- The pruning or removal of non-native shrubs, understorey and groundcover vegetation for the maintenance of lawns and non-native gardens.
- The pruning or removal of individual native shrubs, understorey and groundcover vegetation for the maintenance of native gardens. Removal is limited to a maximum area of 50m², to be immediately replaced with effective groundcover plants or material to prevent soil erosion.
- Pruning of a maximum of 10% of tree foliage area once every growing season and in accordance with the Australian Standard for Pruning of Amenity Trees (AS4373-2007). Applicable to branches no more than 50mm in diameter.
- Native bushland weeding and regeneration works by manual means.

These additional allowances within *Section 3.2 Exemptions under this DCP*, will effectively enable lawn and garden maintenance without out the burden of excessive Permitting requirements.

Approaches Used by Other Councils

In order to review approaches taken to tree preservation, permit requirements and exemptions used, Council surveyed the websites of 16 NSW Councils and analysed their Tree Management DCPs and Policies. The detailed results are provided as Attachment 2 to this report.

Of the Councils surveyed, only 43.75% have adopted a revised DCP to address the Biodiversity Conservation and Land Management Reforms, including the Vegetation SEPP, which were introduced on 25 August, 2017. In terms of permitted Exemptions, 37.5% allowed removal of trees within 3 metres of an approved building without a permit, 18.7% permitted removal of trees within 5 metres, 6.2% permitted removal of trees within 2 metres and 37.5% provided no distance exemption, requiring a permit for any tree management work.

The following table summarises the results:

Council	DCP/Policy Addresses New Biodiversity Legislation, including the Vegetation SEPP?	Exempt Distance from Approved Buildings
Lake Macquarie City Council	No	5m
Cessnock City Council	No	3m
Ku-ring-gai Council	No	3m
Byron Shire Council	No	n/a
Mid-Coast Council	No	5m
Camden Council	No	n/a
Liverpool City Council	No	3m
Wollongong City Council	No	n/a
Northern Beaches Council	No	2m
Port Stephens Council	Yes	5m
Maitland City Council	Yes	n/a
Newcastle City Council	Yes	3m
Hornsby Shire Council	Yes	3m
The Hills Shire Council	Yes	3m
Hawkesbury City Council	Yes	n/a
Sutherland Shire Council	Yes	n/a

Table 1: Summary of Councils Surveyed

Several Councils qualified this distance exemption by requiring permits for tree management works on specific species (e.g., Norfolk Island, Hoop and Bunya Pines), native trees within certain localities (e.g., Murrays Beach), trees required to be retained via condition of development consent, trees listed on a Significant Tree Register, or those listed as a Heritage Item under their LEP.

Many local government areas also detailed further exemptions (similar to Central Coast Council), such as trees:

- Listed on an Undesirable Species List;
- Removal of weed species;
- Pruning branches within 3 metres of powerlines by a licensed contractor, or within 1 metre of telecommunication wires, or where directly overhanging the roofline of an approved structure, in accordance with Australian Standard for Pruning of Amenity Trees (AS4373-2007);
- Pruning of a maximum of 10% of tree foliage area once every growing season and in accordance with the Australian Standard for Pruning of Amenity Trees (AS4373-2007); and
- Removal of domestic fruit trees

Having regard to the other Councils surveyed, it is clear that generally the exemptions proposed in Chapter "XX" address similar matters using similar wording. It is considered that the exemptions now proposed for Chapter "XX" will provide effectively for vegetation management on Non-rural lands, without out the burden of excessive Permitting requirements.

Significant Tree Registers

Significant Tree Registers are a means to educate landowners, contractors and staff as to the amenity and ecological values of certain trees. Significant Tree Registers are also referred to by some State Planning Instruments, e.g., *SEPP (Exempt and Complying Development Codes) 2008*. This SEPP provides that:

- a *Exempt Development: a Permit (or Council exemption) is required prior to the removal of any tree to carry out Exempt Development (as defined under that Policy); and*
- b *Complying Development: if a tree is:*
 - i *listed on Council's Significant Tree Register; or*
 - ii *is over 6m in height (or 8m where the proposal is a dwelling house and the tree is not required to be retained as a condition of development consent)*

A Permit or other consent is required prior to the removal of any tree within 3m of the proposed building footprint.

In all other cases, excepting where a Licence is required from NSW OEH, the tree(s) may be pruned or removed with no Permit required, and the Complying Development Certificate may be issued. This provision is in place as Complying Development Certificates are often issued by external Accredited Certifiers, and provides a means for Council to identify significant trees in order to maintain tree management controls in relation to species or localities it seeks to protect. The SEPP identifies that Complying Development cannot occur where a tree listed on Council's Significant Tree Register is located within the development area and is proposed to be pruned or removed, unless a Permit or Development Consent has been issued enabling the tree management work.

The Registers are arranged in a variety of forms; Council could include individual trees (as in the GDCP 2013) or include particular species as trees of key environmental significance such as Keystone Species (i.e. trees that provide winter food sources for threatened fauna) as was previously contained in an earlier version of the WDCP 2013. However, nominating and preserving only certain ageing individual amenity trees is not considered to be flexible enough to respond appropriately, as eventually these trees will become susceptible to failure and the Register would require continual maintenance. Also, the Register needs to be flexible enough to include younger more virile specimens, which assists to encourage regeneration of the urban forest.

The Significant Tree Register does not need to be included in a DCP, but can be referred to in the DCP (linked) and maintained by Council as a guideline on Council's website. The retention or removal of listed trees on development sites will be considered during the development assessment process for new developments, and are unlikely to be located within the 3m exemption distance around existing developments as regrowth, due to the disturbance caused by development.

Strategic Justification and Statutory Compliance

This report recommends that a consistent approach be taken to tree management controls for the Central Coast, based generally on the principles within the GDCP 2013. Until the Central Coast Consolidated Local Environmental Plan comes into effect, Council would need to continue to operate the two separate development control plans (WDCP 2013 and GDCP 2013).

Consultation

It is proposed that draft DCP Chapter "XX" - *Tree and Vegetation Management*, which will replace both Chapter 3.6 Tree and Vegetation Management of WDCP 2013 and Chapter 6.6 Preservation of Trees or Vegetation of GDCP 2013, be placed on public exhibition for a minimum period of 28 days, in accordance with cl. 18 of the *Environmental Planning and Assessment Regulation 2000*.

Financial Impact

There will be no financial impact to exhibit the draft DCP.

Social Impacts

It is unlikely the exhibition of the draft Chapter "XX" - *Tree and Vegetation Management* will have any social impacts.

Link to Community Strategic Plan

Theme 3: Green

Goal F: Cherished and protected natural beauty

F2: Promote greening and the wellbeing of communities through the protection of local bushland, urban trees, and expansion of the Coastal Open Space System (COSS).

Environmental Considerations

It is unlikely the notification of the draft policy or adoption of draft Chapter "XX" - *Tree and Vegetation Management* will have any environmental impacts.

Risk Management

It is unlikely the notification of the draft policy or adoption of draft Chapter "XX" - *Tree and Vegetation Management* would cause additional risk for the Council. The implementation of the new Chapter will remove the risk that Council's Tree Management controls are inconsistent with the NSW Government's Land Management and Biodiversity Conservation Reforms.

Conclusion

It is therefore recommended that Council endorse the draft amendments (*Chapter XX – Tree and Vegetation Management*) for the purpose of community consultation.

Attachments

- | | | |
|----------|--|-----------|
| 1 | Chapter XX - Tree and Vegetation Management 27 June 2018 | D13264794 |
| 2 | Comparison of Tree Policies | D13298071 |
| 3 | Chapter 3.6 - Preservation of Trees or Vegetation Effective 8 March 2018 | D13331295 |

CHAPTER “XX” TREE AND VEGETATION MANAGEMENT

1.0 INTRODUCTION

Trees beautify our properties and our streetscape, add value to property, provide shade and shelter, absorb excess runoff, prevent soil erosion, and absorb carbon dioxide from our atmosphere producing oxygen for us to breathe. They provide food and shelter for insects, reptiles, mammals and birds and contribute to local biodiversity. There are many social, economic and ecological benefits to the preservation of trees.

Council also recognises that in certain circumstances vegetation, including trees, require pruning or removal. This Chapter identifies trees and vegetation Council seeks to preserve, as well as the method required should a landowner seek to remove a tree or vegetation on privately owned land.

Prior to any action, it is important to accurately identify the species of tree or vegetation proposed to be pruned or removed. Landowners should be aware that the *Biodiversity Conservation Act 2016* contains Schedules which identify threatened and protected plants and ecological communities, and that the Act prohibits actions that affect threatened species and their habitats. A Biodiversity Conservation Licence is required from the NSW Office of Environment and Heritage (OEH) prior to the conduct of any such actions.

Trees which are identified as having local significance on the Central Coast are listed on Council’s Significant Tree Register. Council has identified these trees as they either have significant amenity values or are functionally important links in the wildlife food chain, and encourages pruning and retention of these trees where practical, rather than removal. Except as provided by Section 3 Exemptions, a Permit is required for any such actions on listed trees. Council’s Significant Tree Register is maintained on Council’s website, available at www.centralcoast.nsw.gov.au/???insert link.

Whilst terms used in this Chapter are defined in Section 5.0 Definitions, the following are of particular importance:

“vegetation” means a tree or other vegetation, including understorey and groundcover plants, whether or not it is native to New South Wales (i.e., it was established in New South Wales before European settlement).

“tree” means a perennial plant with at least one self-supporting woody or fibrous stem, which:

- a Is 3 metres or more in height; or
- b Has a trunk diameter of 75 mm or more measured at 1.4 metres above ground level.

“remove vegetation”, “removal of vegetation”, “vegetation removal” and “clear vegetation” mean any one or more of the following:

- a cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or
- b prune, lop or otherwise remove a substantial part of the vegetation.

1.1 Aims and objectives of the Chapter

- a To declare certain vegetation to be vegetation to which Part 3 of the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (“Vegetation SEPP”) applies, such that a permit from the Council is required to remove that vegetation.
- b To thereby:
 - i protect trees on privately owned land that contribute positively to the amenity, scenic landscape characteristics and ecological values of the Central Coast Local Government Area.

- ii facilitate the removal of undesirable species, weeds, dangerous trees and inappropriate plantings, and to encourage their replacement with suitable local native species.
- iii minimise unnecessary injury to, or destruction of, trees and vegetation.

1.2 Land-Use Zones to which this Chapter Applies and Does Not Apply

- a This Chapter applies to land within the Central Coast Local Government area which has one of the following zonings:

Zone RU5 Village	Zone IN1 General Industrial
Zone R1 General Residential	Zone IN2 Light Industrial
Zone R2 Low Density Residential	Zone IN3 Heavy Industrial
Zone R3 Medium Density Residential	Zone IN4 Working Waterfront
Zone R4 High Density Residential	Zone SP1 Special Activities
Zone R5 Large Lot Residential	Zone SP2 Infrastructure
Zone B1 Neighbourhood Centre	Zone SP3 Tourist
Zone B2 Local Centre	Zone RE1 Public Recreation
Zone B3 Commercial Core	Zone RE2 Private Recreation
Zone B4 Mixed Use	Zone E2 Environmental Conservation
Zone B5 Business Development	Zone E3 Environmental Management
Zone B6 Enterprise Corridor	Zone E4 Environmental Living
Zone B7 Business Park	Zone W3 Working Waterways.
Zone B8 Metropolitan Centre	

- b This Chapter does not apply to land within the following zones within the Central Coast Local Government area:

- E1 National Parks and Nature Reserves;
- RU1 Primary Production;
- RU2 Rural Landscape;
- RU3 Forestry;
- RU6 Transition;
- W1 Natural Waterways; and
- W2 Recreational Waterways.

- c This Chapter also does not apply to land which is zoned under:

- *Gosford Planning Scheme Ordinance* (1968);
 - *Gosford Interim Development Order No. 122* (1979); or
 - *Gosford Interim Development Order No. 146* (1980);
- being land deferred from the *Gosford Local Environmental Plan 2014* ("Deferred Matters Land").

- d Any person considering clearing or removing vegetation on land within the Central Coast Council Local Government area to which this Chapter does not apply must refer to Part 5A of the *Local Land Services Act 2013*, and is advised to contact the NSW Government Local Land Services, Greater Sydney Region, for further information (Phone: (02) 4355 8200).

1.3 Vegetation Removal to which this Chapter Does Not Apply

This Chapter does not apply to:

- a Removal of vegetation on any land which is identified on the Biodiversity Values Map, or which otherwise exceeds the Biodiversity Offset Scheme (BOS) threshold. See Appendix 1. Approval to remove vegetation above the BOS threshold must be obtained from the Native Vegetation Panel under the *Local Land Services Act 2013*.
- b Removal of vegetation authorised under a development consent granted under the *Environmental Planning and Assessment Act 1979*;
- c Removal of vegetation from public land by or on behalf of a public authority (Note: this Chapter applies to the removal of vegetation from public land by any other person).

1.4 When do you Need a Permit From Council to Remove Vegetation?

Sections 2 and 3 of this Chapter identify when you need a permit from Council under Part 3 of the Vegetation SEPP to remove vegetation. The following flow chart is provided to assist understanding but is not a substitute for the provisions of Sections 2 and 3.

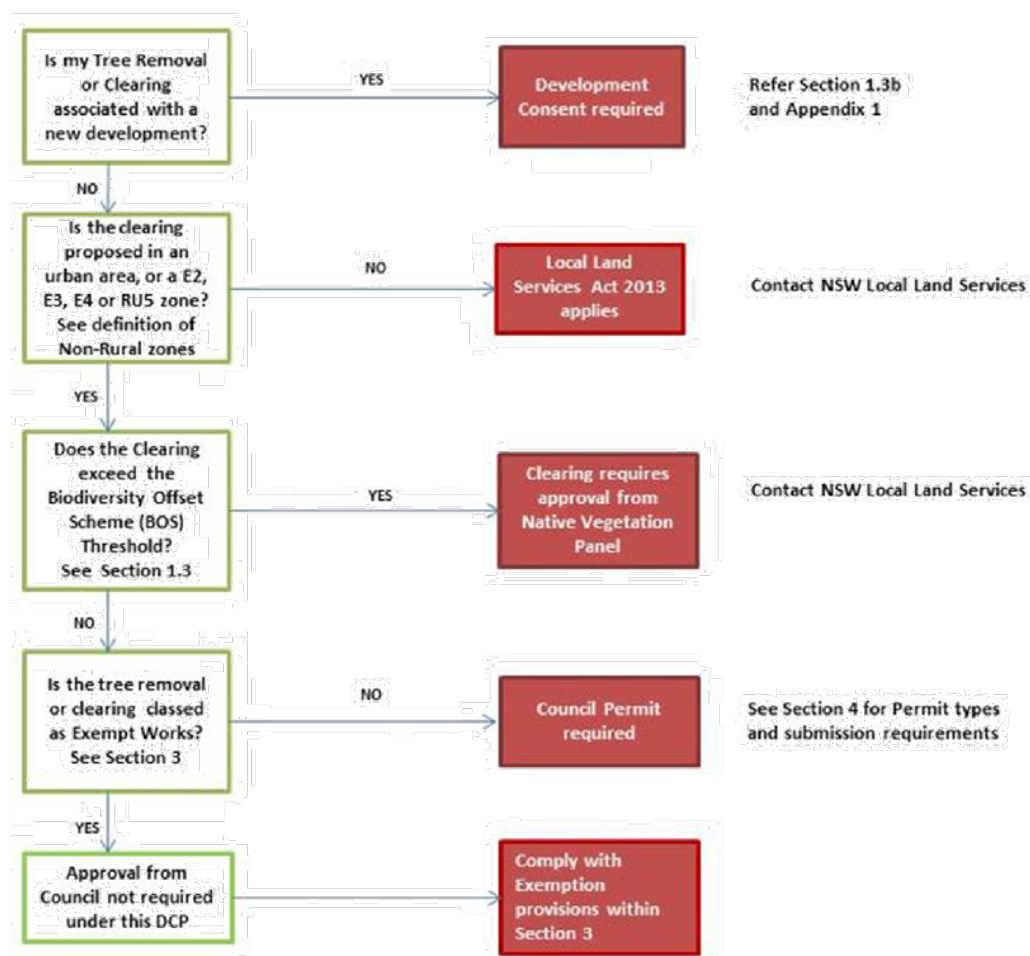


Figure 1: When is a permit required from council to remove vegetation?

2.0 DECLARATION

All vegetation is declared to be vegetation to which Part 3 of the Vegetation SEPP applies, subject to the exemptions set out in Section 3 of this Chapter. Accordingly a Permit must be obtained from the Council under Part 3 of the Vegetation SEPP to remove such vegetation, that is to do any of the following:

- a cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or
- b prune, lop or otherwise remove a substantial part of the vegetation.

3.0 EXEMPTIONS

3.1 Exemptions under the Vegetation SEPP

- a Vegetation removal which is:
 - i authorised under s.600 of the Local Land Services Act 2013 (refer Appendix 2 - Clearing Authorised Under Other Legislation);
 - ii the removal of vegetation that the council is satisfied is dying or dead and is not required as the habitat of native animals;
 - iii the removal of vegetation that the council is satisfied is a risk to human life or property,does not require a permit from the Council and may be removed without a Permit.

Notes:

1. In relation to 3.1 a ii and 3.1 a iii above, Council "will be satisfied" where recorded evidence from a Trade (AQF3) or Consulting (AQF5) Arborist, identifying the tree species and condition, is retained by the landowner for a period of six (6) months after removal, to be made available to Council on request (i.e. photographs and written expert advice).
2. Evidence requirements do not apply where the works are required to be carried out for emergency purposes, e.g., authorised by the Police, Ambulance, SES, Fire Brigade, RFS, etc.

3.2 Exemptions under this DCP

The tree and vegetation works identified in this Section are exempted from the declaration in Section 2 of this Chapter. These works **do not** require a Permit from the Council under Part 3 of the Vegetation SEPP.

These exemptions **do not apply** when the tree or vegetation species is:

- i a threatened species; or
- ii a habitat tree for threatened fauna species; or
- iii part of an endangered ecological community;

for which **a Licence is required** from NSW OEH.

The Exempted works are:

- a The removal or pruning of trees or vegetation located within 3 metres of an existing approved structure (see definition), located on the subject or adjoining private land. This distance is measured 1.4 metres above ground level between the face of the wall and the part of the trunk nearest the

building. Appropriate care is to be taken to avoid harm to any fauna observed to be inhabiting the tree or vegetation.

- b The pruning or removal of non-native shrubs, understorey and groundcover vegetation for the maintenance of lawns and non-native gardens.
- c The pruning or removal of individual native shrubs, understorey and groundcover vegetation for the maintenance of native gardens. Removal is limited to a maximum area of 50m², to be immediately replaced with effective groundcover plants or material to prevent soil erosion.
- d The removal of dead trees or pruning of dead branches in accordance with *Australian Standard for Pruning of Amenity Trees (AS4373-2007)*.
- e Pruning of a maximum of 10% of tree foliage area once every growing season and in accordance with the Australian Standard for Pruning of Amenity Trees (AS4373-2007). Applicable to branches no more than 50mm in diameter.
- f Pruning branches within 3 metres of powerlines by a licensed contractor, or within 1 metre of telecommunication wires, or where directly overhanging the roofline of an approved structure, in accordance with *Australian Standard for Pruning of Amenity Trees (AS4373-2007)*.
- g Removal or pruning of any weed species listed under Schedule 3 of the *Biosecurity Act 2015*, and/or those weeds listed on the Australian Government Department of Environment & Energy website "Weeds in Australia". <http://www.environment.gov.au/biodiversity/invasive/weeds/index.html>
- h Removal of vegetation comprising any of the tree species as detailed within Council's Undesirable Species List at www.centralcoast.nsw.gov.au/.
- i Native bushland weeding and regeneration works by manual means.

Notes:

1. Where any tree is removed under these exempt provisions, recorded evidence from a Trade (AQF3) or Consulting (AQF5) Arborist identifying the tree species and condition must be retained by the landowner for a period of six (6) months after removal, and be made available to Council on request (i.e. photographs and written expert advice).
2. Evidence requirements do not apply where the works are required to be carried out for emergency purposes, e.g., authorised by the Police, Ambulance, SES, Fire Brigade, RFS, etc.

4.0 PERMIT TYPES FOR REMOVAL OF VEGETATION

- a A person wishing to remove trees and vegetation which Section 2 of this chapter declares to be vegetation to which Part 3 of the Vegetation SEPP applies, and which is not exempt under Section 3 of this chapter, must apply to the Council for a permit to remove that vegetation. The application must be for one of the following two kinds of permit:
 - i **Minor Vegetation Works Permit** for removing up to five (5) individual trees, or removal of vegetation up to 100m² in area; and
 - ii **Major Vegetation Works Permit** for removing six (6) or more individual trees, or removal of vegetation exceeding 100m² in area, but not exceeding the Biodiversity Offset Scheme (BOS) Threshold.
- b The Permit Application Form detailing submission requirements is available from Council's website at www.centralcoast.nsw.gov.au/

- c A **Minor Vegetation Works Permit** application will be assessed on the basis of the matters detailed within the relevant Permit Application Form.
- d A **Major Vegetation Works Permit** application will require the following to accompany the application and will be assessed on the basis of the matters detailed within the relevant Permit Application Form.
 - i A Statement prepared by an appropriately qualified person demonstrating that the proposed development does not exceed the BOS Threshold; and
 - ii An Ecological Assessment (Non-BAM Projects) Report, prepared in accordance with the requirements of the Permit Application.

4.1 Heritage Trees and Vegetation

- a The Vegetation SEPP provides that Council can only issue a permit to clear, remove or prune a tree or vegetation which:
 - is or forms part of a heritage item or that is within a heritage conservation area, or
 - is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,
 if council is satisfied the activity:
 - is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and
 - would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Note: In relation to 4.1 a, the Permit Application will need to be accompanied by an appropriate report from a suitably qualified Heritage Consultant.

5.0 DEFINITIONS

The terms used in this Chapter have the same meaning as those terms are defined within the relevant Local Environment Plan applying to the land. The following additional terms are relevant to this Chapter:

approved structure includes commercial or industrial buildings, or a dwelling, garage or swimming pool, and means a structure which has been approved by Council or a Private Certifier under the *EP&A Act*, but does not include:

- a exempt development under "the Codes SEPP" - a structure included in Part 2 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – the General Exempt Development Code; or
- b a temporary building within the meaning of the *Environmental Planning and Assessment Regulation 2000*; or
- c a manufactured home, a moveable dwelling or associated structure or part of a manufactured home, a moveable dwelling or associated structure within the meaning of the *Local Government Act 1993*.

habitat tree means any tree(s) which has developed hollows in the trunk or limbs and which is suitable for nesting birds, arboreal marsupials (such as possums), native mammals (such as bats) or which support the growth of locally indigenous epiphytic plants (such as orchids).

pruning means activities as specified in *Australian Standard for Pruning of Amenity Trees (AS4373-2007)*.

Public authority means

- a a public or local authority constituted by or under an Act, or
- b a public service agency, or
- c a statutory body representing the Crown.

public land means any land vested in or under the control of the Council or another public authority, including:

- a a public reserve
- b a public road, and
- c land to which the *Crown Lands Act 1989* applies.

trunk means the main stem of the tree, as distinguished from the branches and roots.

Vegetation SEPP means *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

APPENDIX 1:

Does the proposed Clearing exceed the Biodiversity Offset Scheme (BOS) Threshold?

- a Clearing of native vegetation exceeds the Biodiversity Offset Scheme (BOS) Threshold if:
- i the area proposed to be cleared exceeds the area set out in Column 2 of Table 1; or
 - ii the area proposed to be cleared occurs on land included in the Biodiversity Values Map (<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap>)

Minimum lot size of land (as prescribed by the Local Environment Plan)	Area of clearing (including clearing for ancillary structures and bushfire asset protection zones)
Less than 1 hectare	0.25 hectare or more
Less than 40 hectares but not less than 1 hectare	0.5 hectare or more
Less than 1000 hectares but not less than 40 hectares	1 hectare or more
NB - Where the minimum lot size of land is not prescribed by the Local Environment Plan, the actual size of the allotment of land will be considered the minimum lot size.	NB - The area of clearing of native vegetation is the total area of proposed clearing irrespective of the number of lots concerned or the ownership of those lots.

Table 1: Biodiversity Offset Scheme Threshold (*Biodiversity Conservation Regulation, 2017*)

- b Should the proposed clearing be determined to exceed the BOS Threshold, the clearing will require either:
- i approval from the Native Vegetation Panel (or delegated Authority) under the *Local Land Services Act 2013* (LLS Act); or
 - ii a Biodiversity Development Assessment Report (BDAR) prepared in accordance with the *Biodiversity Conservation Act 2016*.

Notes:

1. *Proposals for clearing on lands identified in a Local Environmental Plan as a "Deferred Matter" require approval under the LLS Act.*
2. *An online Biodiversity Offset Scheme Entry Tool (BOSET) is available to assist developers, landholders and consent authorities to determine whether proposed clearing will exceed the BOS Threshold (<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>). A User Guide to the BOSET is available at <http://www.environment.nsw.gov.au/resources/bcact/biodiversity-offset-scheme-entry-threshold-user-guide-170503.pdf>*
3. *BDAR Reports: An accredited assessor must apply the Biodiversity Assessment Method (BAM) online tool. The assessor documents the results of the biodiversity assessment in a Biodiversity Development Assessment Report (BDAR). The BDAR identifies how the proponent proposes to avoid and minimise impacts, any potential impact that could be characterised as serious and irreversible according to specified principles and the offset obligation required to offset the likely biodiversity impacts of the development or clearing proposal, expressed in biodiversity credits. A proponent must provide the BDAR to the approval authority as part of their development, major project proposal, or clearing application. A BDAR will be placed on public exhibition with the relevant development application.*

APPENDIX 2:

Clearing Authorised Under Other Legislation

Local Land Services Act 2013 No 51 - Part 5A Division 3 Section 60O

60O Clearing authorised under other legislation

For the purposes of this Part, the clearing of native vegetation in a regulated rural area is authorised under other legislation in any of the following cases:

(a) Planning approval

The clearing was authorised by:

- (i) a development consent under Part 4 of the [Environmental Planning and Assessment Act 1979](#), or
- (ii) a State significant infrastructure approval under Part 5.1 of that Act, or
- (iii) a transitional Part 3A project approval under Schedule 6A to that Act.

Note. A planning approval may authorise clearing as part of or ancillary to the carrying out of other development, but except in limited cases does not authorise only clearing of native vegetation—see section 60P.

(b) Other planning authorisation

The clearing was:

- (i) a part of or ancillary to the carrying out of exempt development within the meaning of the [Environmental Planning and Assessment Act 1979](#), or
- (ii) an activity carried out by a determining authority within the meaning of Part 5 of that Act after compliance with that Part, or
- (iii) authorised by an approval of a determining authority within the meaning of Part 5 of that Act granted after compliance with that Part.

(c) Biodiversity conservation authorisation

The clearing was authorised by a biodiversity conservation licence under the [Biodiversity Conservation Act 2016](#) or was authorised by a regulation made under section 2.9 of that Act (including under a code of practice made or adopted by any such regulation).

(d) Rural fires authorisation

The clearing was:

- (i) an emergency fire fighting act or emergency bush fire hazard reduction work within the meaning of the [Rural Fires Act 1997](#), or
- (ii) bush fire hazard reduction work to which section 100C (4) of the [Rural Fires Act 1997](#) applies or vegetation clearing work under section 100R of that Act.

(e) Electricity network operator bush fire risk mitigation direction

The clearing was required to be carried out to give effect to a direction of a network operator under Division 2A of Part 5 of the [Electricity Supply Act 1995](#).

(f) State emergency authorisation

The clearing was authorised by or under the [State Emergency and Rescue Management Act 1989](#) or the [State Emergency Service Act 1989](#) and was reasonably necessary in order to avoid a threat to life or property.

(g) Biosecurity authorisation

The clearing was an authorised action for the purposes of section 386 of the [Biosecurity Act 2015](#).

(h) Plantation operations authorisation

The clearing was the carrying out of a plantation operation on an authorised plantation in accordance with the [Plantations and Reafforestation Act 1999](#), the conditions of the authorisation and the provisions of the Plantations and Reafforestation Code applying to the plantation.

(i) Forestry operations authorisation

The clearing was:

(i) the carrying out of a forestry operation in a State forest or other Crown-timber land to which an integrated forestry operations approval under Part 5B of the [Forestry Act 2012](#) applies, being a forestry operation that is carried out in accordance with the approval, or

(ii) the carrying out of a forestry operation authorised by Part 5C (Private native forestry) of the [Forestry Act 2012](#).

(j) Water management authorisation

The clearing was authorised by a licence, permit, approval or other authority under the [Water Management Act 2000](#).

(k) Mining/petroleum authorisation

The clearing was authorised by a lease, licence or other authority under the [Mining Act 1992](#) or the [Petroleum \(Onshore\) Act 1991](#).

(l) Fisheries management authorisation

The clearing was authorised by a licence under Division 6 of Part 7A of the [Fisheries Management Act 1994](#) or was authorised under Division 3 or 4 of Part 7 of that Act.

(m) Survey work

The clearing was required to be carried out for the purposes of a survey under the [Surveying and Spatial Information Act 2002](#) and was carried out by or under the direction of a surveyor.

(n) Roads authorisation

The clearing was authorised by a consent under Division 3 of Part 9 of the [Roads Act 1993](#).

(o) Private land conservation agreement

The clearing was authorised by a private land conservation agreement under the [Biodiversity Conservation Act 2016](#).

(p) Other legislative authorisation

The clearing was authorised by or under any other Act that has effect despite this Part.



Comparison of Tree Policies

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Lake Macquarie City Council	6/10/2017	No	<ul style="list-style-type: none"> • Prune or remove any NSW Native Tree or Shrub, or Araucaria species (e.g., Norfolk Island Pine, Hoop Pine, Bunya Pine, etc.) over 3m high or with a trunk diameter exceeding 75mm; • Any tree listed on Significant Tree Register; • Any trees listed as, or with Heritage items; • Trees required to be retained via condition of Development Consent. • Any tree at Murrays Beach. <p>Notes:</p> <ul style="list-style-type: none"> • Tree Application required for up to 20 trees; • DA required exceeding 20 trees • The proposed removal of trees for a particular development e.g., a dwelling, is assessed as part of a Development Application for that development. 	<ul style="list-style-type: none"> • Remove trees to carry out an approved development; • Remove trees 5 metres from approved building on land (not including E & C Development); • Remove trees 1m to driveway; • Remove trees 5 metres from approved building on adjoining land where agreement is submitted to Council beforehand; • Remove any tree which is non-native (exotic), not a listed Heritage Item or within a Conservation Area, and not on Significant Tree Register; • Tree is dangerous (Council to be satisfied by report from AQFS Arborist); • Tree is dead and not hollow-bearing (photographic evidence to be retained); • Prune less than 10% of canopy; • Remove up to 600m² native shrubs and vegetation (under 3m high) for lawns and gardens within the curtilage of an approved dwelling – must comply with specific criteria (Does not apply to land in E2 zone, or at North Wallarah Peninsula). • Bush regeneration techniques – removal of invasive species • Minor hand clearing for survey work • Removal of isolated native saplings (under 3m high) • Weed removal • Minimal removal to comply with a Council Notice.

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Port Stephens	22/2/2018	Yes	<ul style="list-style-type: none"> Removal or pruning of a tree or other vegetation where height exceeds 3m or circumference breast height exceeds 300mm; or Removal or pruning of a tree or other vegetation, irrespective of the size, that is: <ul style="list-style-type: none"> a NSW Christmas Bush (<i>Ceratopetalum gummiferum</i>); a Cabbage Tree Palm (<i>Livistona australis</i>); a species listed under the Biodiversity Conservation Act 2016; listed under the register of significant trees; or part of a heritage item, heritage conservation area, Aboriginal object or Aboriginal place of significance, which Council is satisfied: <ul style="list-style-type: none"> is of a minor nature or is for the maintenance of that item, area, object or place; and will not adversely affect the significance of that item, area, object or place. 	<p>Removal or pruning of a tree or other vegetation:</p> <ul style="list-style-type: none"> where height exceeds 3m or circumference breast height exceeds 300mm, that is: <ul style="list-style-type: none"> within 5 metres of the wall of an approved structure measured from the wall to the trunk of the tree; in accordance with a construction certificate or subdivision certificate; a tree grown for fruit or nut production; vegetation clearing work authorised under the Rural Fires Act 1997; maintenance of less than 12 months growth or 10% of foliage in accordance with AS 4373 – Pruning of amenity trees; an undesirable species; or that requires urgent removal on account of immediate failure when Council is provided with a tree removal notification post-event <p>Note: The onus of proof is on the landowner and photos should be taken before and after removal. Landowners are encouraged to seek the advice of a qualified arborist in determining the direct threat of any tree.</p>
Cessnock	2010	No	<ul style="list-style-type: none"> A permit is required to prune or remove trees A DA is required for the removal of: <ul style="list-style-type: none"> heritage trees trees in a heritage conservation area trees with Aboriginal heritage value 	<ul style="list-style-type: none"> Any plant less than 3m high Within 3m of a lawful existing or proposed building (not E & C development) Dead, dying or risk to life and property. Ornamental or health related pruning to A Std. Removal of weeds

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Maitland City Council	2017	Yes	<ul style="list-style-type: none"> Land is zoned R5 Large Lot Residential, RE1 Public Recreation, RE2 Private Recreation or E4 Environmental Living; E3 Environmental Management, or Land is zoned R1 General Residential, and is located within an Urban Release Area, and has an area greater than 1000m²; or Clause 5.10 – Heritage Conservation in the Maitland LEP 2011 is applicable (Heritage Conservation Area or Heritage item), or The tree is to be retained as a condition of development consent to the land, 88B Restriction or landscape buffer or the like; or The tree is listed in Table 1 (Significant Tree Register) of Part B5 of the DCP. 	<ul style="list-style-type: none"> All other trees on private land are exempt from permit requirement
Newcastle	19/2/2018	Yes	<ul style="list-style-type: none"> Declared vegetation (native shrubs and trees) on private land, or within 5 metres of a development site Removal of a replacement tree General as per SEPP 	<ul style="list-style-type: none"> The tree or shrub is dying or dead and is not required as habitat for native animals Poses an immediate risk to life or property. If the tree or shrub is located within 3m of the wall of an existing principal building (excluding carports, garages, pergolas, fences, retaining walls and the like); or the tree is less than 3m in height, or with a circumference (measured at 1.4m above ground level), less than 450mm for a single trunk tree, or less than 300mm for each trunk of a multi-trunk tree; or the shrub is less than 5m in height.

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Hornsby Shire Council	22/2/2018	Yes	<ul style="list-style-type: none"> Trees above 3m in height Any tree listed on Significant Tree Register; Any trees listed as, or with Heritage items; Trees with Aboriginal heritage value a species listed under the Biodiversity Conservation Act 2016; 	<ul style="list-style-type: none"> The removal of a tree deemed by Council: <ul style="list-style-type: none"> To be dead and not required as the habitat of native fauna based on evidence provided by the tree owner in writing or email including photographic evidence; or Where it is satisfied by evidence provided in writing or email; with recorded photographic evidence or written evidence provided by a qualified Arborist (AQF.5); that the tree in question is an imminent risk to human life or is likely to cause substantial damage to property in the near future. the removal of species listed under the NSW Biosecurity Act 2015. Pruning of a tree by less than 10% of the foliage area in accordance with Australian Standard AS 4373 Pruning of Amenity Trees AS 4373-2007 not more than once annually. Removal of or pruning of a tree where the base of the trunk of the tree at ground level is located within 3 metres of the foundation of an approved building (excluding detached garages, carports and other buildings ancillary to a dwelling house). the removal of a tree less than 3 metres in height not located within native vegetation. List of exempt species as prescribed in Table 1B.6(a) of the Hornsby DCP.

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Ku-ring-gai Council	2015	No	<ul style="list-style-type: none"> All tree pruning, removal, and vegetation management works 	<ul style="list-style-type: none"> Prune tree branches over rooflines, not including garages, carports and ancillary buildings. Remove trees and vegetation 3 metres from approved dwelling (measured from centreline of tree). Doesn't include within 3m of verandahs, carports, detached garages, and ancillary buildings, cantilevered and pier supported structures such as balconies and decks. Removal of branches within 0.5m of electrical wires. Branch and root pruning, maximum 50mm dia. Dead or dying trees and vegetation (Council to be satisfied prior). Removal of risk to life or property (Council to be satisfied prior).
The Hills Shire Council	12/9/2017	Yes	<ul style="list-style-type: none"> Prune a tree by more than 10% Remove any tree greater than 6m high and 3m spread, and not exempted from the Tree Preservation Order Substantially alter the soil level within the 3 metres surrounding the tree's trunk Replacement trees are to be planted at the ratio of 1:1 	<ul style="list-style-type: none"> Prune or remove a tree within 3m of a dwelling or ancillary structure (garage, carport, studio, shed, workshop, swimming pool, spa or retaining wall over 600mm high) Prune a tree less than 10% of canopy, including those overhanging from adjoining land Remove a tree on Exempt list Remove or prune trees less than 6m high and 3m spread. Additional list up to 10m high. Remove a priority weed Remove a tree grown for its fruit Dead or dying trees and vegetation (Council to be satisfied prior). Removal of risk to life or property (Council to be satisfied prior).

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Byron Shire Council	21/7/2014	Form – Yes Policy – No	<ul style="list-style-type: none"> A DA is required for the removal of: <ul style="list-style-type: none"> heritage trees trees in a heritage conservation area trees with Aboriginal heritage value trees within SEPP 14 – Coastal Wetlands or SEPP 26 – Littoral Rainforests trees located on land zoned DM – Deferred Matter under LEP 2014. A Permit is required for any other tree works 	None
Mid Coast Council	5/8/2016	No	<ul style="list-style-type: none"> Only within Great Lakes Region Where the tree or vegetation is: <ul style="list-style-type: none"> 5m or higher; listed on Council's significant tree register; forms part of a heritage item or falls within a heritage conservation area; forms part of an Aboriginal object or is within an Aboriginal place of heritage significance; required to be kept by a development approval; an identified species of Koala habitat or food tree within Hawks Nest and Tea Gardens; a Cabbage Tree Palm that has a height of 0.5m or higher; the tree contains hollows 	<ul style="list-style-type: none"> 10% of live canopy pruning each 5 years – no structural limbs The tree is below 5 metres in height and is not located further than 5 metres from an existing lawful residential building. This does not include a pergola, deck, caravan or detached garage.

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Camden Council	24/2/2015	No	<ul style="list-style-type: none"> Prune or remove any tree, sapling or shrub which meets or exceeds one of the following: <ul style="list-style-type: none"> is 3 metres or more in height; has a circumference of 300mm (100mm diameter) or more at a height of 1 metre above natural ground surface; or has a branch span of 3 metres or more 	<ul style="list-style-type: none"> a tree that is confirmed dead by a qualified arborist, provided that the tree does not contain hollows or habitat resources. a tree that harbours fruit fly; the following trees: <ul style="list-style-type: none"> Privet (<i>Ligustrum</i> sp.) African Olive (<i>Olea africana</i>) Honey Locust (<i>Gleditsia triacanthos</i>) Lantana (<i>Lantana camara</i>) Cocos Palm (<i>Syagrus rhomanzofianum</i>); Trees within 0.5m of boundary for the purpose of survey by a Registered Surveyor; Minor pruning of branches no greater than 50mm diameter provided that: <ul style="list-style-type: none"> the pruning is undertaken to promote good plant health (AS 4373 Pruning of amenity trees). if the tree is located on a neighbouring property, the permission of the owner has been sought prior to pruning work.
Hawkesbury City Council	3/2018	Yes	<ul style="list-style-type: none"> Removal of non-native vegetation for native vegetation where the tree removal or clearing of vegetation is below the 'biodiversity offsets scheme threshold' under the Biodiversity Conservation Act 2016. If the tree is a heritage item, an Aboriginal object, within a heritage conservation area or within an Aboriginal place of significance. If the tree exceeds 4m in height If the tree is within 40m of a watercourse 	<ul style="list-style-type: none"> If the clearing of trees and/or other vegetation is authorised under Section 600 of the Local Land Services Act 2013 If Council is satisfied (Council to confirm in writing) that the trees or other vegetation is dead or dying, and is not required as habitat for native animals If Council is satisfied (Council to confirm in writing) that the trees or other vegetation is a risk to human life or property. Listed Undesirable Species

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Hawkesbury City Council (Cont'd)			<ul style="list-style-type: none"> Replacement trees are to be planted at the following ratios: <ul style="list-style-type: none"> 1:1 for lots less than 1,000m² 1:3 for lots greater than 1,000m² 	<ul style="list-style-type: none"> Pruning in accordance with AS 4373 – Pruning of Amenity Trees Tree removal on land zoned R1 General Residential, R2 Low Density Residential or R3 Medium Density Residential which has an area less than 1,000m² Weeds Parasitic Mistletoe Fruit trees Pruning less than 10% for Seed Collection Bushfire Hazard Reduction Electricity Supply works Land survey School Sites 10/50 Clearing
Liverpool City Council	12/10/2016	No	<ul style="list-style-type: none"> To prune or remove trees (greater than 3.5m high and 4m canopy spread) on private or public land 	<ul style="list-style-type: none"> Council is satisfied the tree is dying or dead and, is not required as the habitat of native fauna Council is satisfied the tree is a risk to human life or property, or The pruning of branches directly above roof lines; The pruning of branches within one metre of power lines servicing the property; The removal of dead branches; The removal of domestic fruit trees grown specifically for their edible fruit; The removal of any tree on private property where the main supporting trunk or stem is within three (3) metres of an approved dwelling, garage or in ground swimming pool;

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Liverpool City Council (Cont'd)				<ul style="list-style-type: none"> The pruning or removal of trees listed by Council as being exempt in LLEP 2008; and The removal or pruning of trees permitted to be removed or pruned under the Rural Fire Service 10/50 Code of Practice for NSW.
Wollongong City Council	7/9/2013	No	<ul style="list-style-type: none"> Trees over 3m 	<ul style="list-style-type: none"> Pruning or removal of trees and shrubs: <ul style="list-style-type: none"> On Exempt species list For E & C development, compliant with SEPP Bushfire hazard reduction work Electricity supply and survey work Weeds Within approved plantations Emergency works Trees grown for edible fruit Works undertaken by Council on public land
Northern Beaches Council	30/5/2014 (Pittwater LEP), 9/12/2011 (Warringah LEP) & 5/4/2013 (Manly LEP)	No	<ul style="list-style-type: none"> Removing trees in conflict with built structures Removal of threatened species or habitat trees Heritage trees Trees required to be retained via consent condition Any other tree 	Remove: <ul style="list-style-type: none"> Trees within 2m of an approved structure Trees under 5m height Trees on the exempt species list Storm damaged trees Trees within bushfire hazard reduction areas Trees able to be removed under other legislation Dead dying or dangerous trees Any tree on biosecurity listing Pruning 10% of a tree's canopy within 12 months Pruning hedges

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Sutherland Shire Council	2/8/2017	Yes	<ul style="list-style-type: none"> All tree removal on private land, excepting those on Species Exempt List (unless the tree is or is part of a heritage item). 	Remove: <ul style="list-style-type: none"> Branches overhanging roof of dwelling Pruning trees which are subject to storm damage Removal or pruning of trees posing immediate and obvious danger – evidence requirements Removal for essential emergency access Remove or burn for Bushfire Hazard Management Trees on public land, where carried out by Council
Central Coast Council (Existing Policy)	8/3/2018	No	<ul style="list-style-type: none"> Proposals to prune or remove trees and vegetation on any land Proposals to prune or remove: <ul style="list-style-type: none"> a species listed under Threatened Species Conservation Act 2005; species listed under the register of significant trees; or trees part of a heritage item, heritage conservation area, Aboriginal object or Aboriginal place of significance, which Council is satisfied: <ul style="list-style-type: none"> is of a minor nature or is for the maintenance of that item, area, object or place; and will not adversely affect the significance of that item, area, object or place. 	<ul style="list-style-type: none"> Removal or pruning of any tree within 3m of an approved building (not Exempt Development – e.g., DIY Garden Shed); Removal of dead trees or pruning of dead branches (except “habitat trees”); Pruning branches within 1 metre of electricity or telecommunication wires, or where directly overhanging the roofline of an approved structure, in accordance with Aust. Std. for Pruning of Amenity Trees (AS4373-2007); Removal or pruning of any weed species listed under the Noxious Weeds Act; and Removal of vegetation as detailed on Council’s Undesirable Species List.

COUNCIL	ADOPTED	ADDRESSES NEW LEGISLATION?	CIRCUMSTANCES WHERE PERMIT REQUIRED	EXEMPTIONS
Central Coast Council (Proposed Policy)	Draft	Yes	<ul style="list-style-type: none"> Proposals to remove native trees and vegetation on private land, below BOS Threshold Requests for Council to prune or remove trees on public land Proposals to remove a tree or species: <ul style="list-style-type: none"> listed under the Biodiversity Conservation Act 2016; listed under the register of significant trees; or part of a heritage item, heritage conservation area, Aboriginal object or Aboriginal place of significance, where Council is satisfied: <ul style="list-style-type: none"> is of a minor nature or is for the maintenance of that item, area, object or place; and will not adversely affect the significance of that item, area, object or place. 	<ul style="list-style-type: none"> Recognises Exemptions under other legislation, including vegetation removal which is: <ul style="list-style-type: none"> authorised under s.600 of the Local Land Services Act 2013 (clearing authorised under other legislation – extensive – includes works for bushfire management, 10/50, survey, emergency work, etc.); the removal of vegetation that the council is satisfied is dying or dead and is not required as the habitat of native animals; the removal of vegetation that the council is satisfied is a risk to human life or property Suggested additional Exemptions: <ul style="list-style-type: none"> Pruning or removal of non-native shrubs, understorey and groundcover vegetation for maintenance of lawns and non-native gardens. The pruning or removal of individual native shrubs, understorey and groundcover vegetation for the maintenance of native gardens. Removal is limited to a maximum area of 50m², to be immediately replaced with effective groundcover plants or material to prevent soil erosion. Pruning of a maximum of 10% of tree foliage area once every growing season and in accordance with the Australian Standard for Pruning of Amenity Trees (AS4373-2007). Applicable to branches < 50mm in diameter. Native bushland weeding and regeneration works by manual means.

CHAPTER 3.6 PRESERVATION OF TREES OR VEGETATION

1.0 INTRODUCTION

1.1 Land to which the Chapter Applies

This chapter applies to all land in the Central Coast Local Government Area except land covered by Clause 5.9(8) of Wyong Local Environmental Plan (LEP) 2013 and land covered by Acts other than the Environmental Planning and Assessment Act relating to tree or vegetation removal.

1.2 Purpose of this Chapter

The purpose of this chapter is to prescribe, in conjunction with the provisions of Clause 5.9 of Wyong LEP 2013 or the provisions of any other relevant planning instrument when development consent or a tree works permit from Council is required for the actions of ringbarking, cutting down, topping, lopping, removal, injuring or wilfully destroying species of tree(s) or other vegetation.

Note: If tree(s) or other vegetation are not covered by this plan, development consent or a permit granted by Council is not required to undertake the above actions.

1.3 Aims of the Chapter

- To specify the species or types of tree(s) or vegetation that require development consent or a tree works permit granted by Council for their ringbarking, cutting down, topping, lopping, removal, injuring or wilful destruction.
- To provide a framework for the protection of trees and native vegetation within the Central Coast Local Government Area.
- To protect and enhance the environmental amenity, special landscape characteristics, unique vegetation qualities and ecological values of the Central Coast Local Government Area;
- To outline a series of requirements and guidelines related to miscellaneous matters associated with the operation of this Chapter.

1.4 Objectives of the Chapter

- To preserve the amenity of the Central Coast Local Government Area through the preservation trees and other vegetation.
- To define Council's responsibilities and requirements with respect to the protection, retention and replacement of trees and native vegetation.

- To ensure proper consideration is given to trees and vegetation in planning, designing and constructing development.
- To minimise unnecessary injury to, or destruction of, trees and vegetation.
- To facilitate the removal of undesirable exotic plants, noxious weeds, dangerous trees and other inappropriate plantings.
- To specify the requirements for the submission of sufficient and relevant information by those who wish to ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation.

1.5 Application of the Chapter

A **Tree Works Permit** will be required for the ringbarking, cutting down, topping, lopping, pruning, removal, injuring or wilfully destroying of tree(s) (as defined in the Definitions Section of this plan) that is ancillary to the consented use of the land.

Development consent will be required from Council for the ringbarking, cutting down, topping, lopping, pruning, removal, injuring or wilfully destroying of vegetation and tree(s) that is not ancillary to the consented use of the land nor is part of a development application for a development permitted with the consent of Council in the zone that applies to the land.

A **Complying Development** certificate is taken to satisfy any requirement for a permit or development consent to remove or prune a tree or other vegetation if the tree or vegetation:

- a is within 3 metres of the proposed development, and
- b is less than 6 metres high, and
- c is not listed on Council's Significant Tree Register.

Heritage Trees - Development consent is required from Council for the ringbarking, cutting down, topping, lopping, removal, injuring or wilful destruction of trees listed as a heritage item or are located within a heritage conservation area.

Significant Trees - Proposals for the ringbarking, cutting down, topping, lopping, removal, injuring or wilful destruction of listed Significant Trees require a Tree Works permit. All applications must be supported by a detailed arboriculture report that is to consider and discuss all options (unless Council is satisfied it is a risk to human life or property). If consent is to be granted a report is to be forwarded to senior management for determination. Refer to Council's Significant Tree Register.

See link below.

www.centralcoast.nsw.gov.au/environment/trees/significant_tree_register

Exempt Tree Removal and Pruning - Council consent may be assumed for removal and/or pruning of the following:

- a trees within three (3) metres of an approved building (measured one (1) metre above ground level and between the face of the wall and the part of the trunk nearest the building), providing the tree species is not:
 - i. a threatened species; or
 - ii. listed on Council's Significant Tree Register; or
 - iii. is or is part of a Heritage Item;
- b dead trees or pruning of dead branches;
- c tree species listed in Appendices 1 or 2;
- d branches directly overhanging the roofline of an approved building (in accordance with Australian Standard AS4373);
- e branches within 1 metre around electricity and/or telecommunication wires.

2.0 DEFINITIONS

Approved building - A building or part of a building which has been approved by Council under the Environmental Planning and Assessment Act or Local Government Act, or has otherwise been lawfully constructed, but doesn't include:

- a A manufactured home, movable dwelling or associated structure;
- b A temporary structure within the meaning of the Local Government Act; or
- c Any structures included in the list of "exempt development".

Clearing is defined as cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, underscrubbing or burning native vegetation.

Native Vegetation means any of the following types of **indigenous vegetation**: trees (including any sapling or shrub, or any scrub), understorey plants, **groundcover** (being any type of herbaceous vegetation) or plants occurring in a **wetland**.

Tree Long lived woody perennial plant greater than 3 metres in height with one or relatively few main stems or trunks.

3.0 APPLICATION MATTERS

3.1 Information Requirements

The following information is required to be submitted:

- a with an application for those activities requiring a development application; and
- b with a Tree Works Application, if upon review of the Tree Works Application, Council's Tree Management Officers consider such information is necessary for the assessment of the application.

3.2 Tree Locations and Schedule

Tree Locations and Schedule is required when a Development Application involves works which may affect trees on the property, and/or trees within 5 metres of the proposal on an adjoining property.

An accurate *Tree Locations and Schedule* is necessary as it can form the basis of a tree removal/retention condition of consent.

A *Tree Locations and Schedule* locates, identifies and provides basic data on existing trees on and adjacent to a site. It must include all trees that maybe affected by proposed buildings, access, services and bushfire asset protection zones.

The *Tree Locations and Schedule* is to indicate the proposed action of the identified trees (remove or retain). Crown spread of trees is to be drawn on the plan and shown as a dashed line for trees to be removed, or an unbroken line for trees to be retained.

All trees are to be plotted (by land survey) and numbered on Development Applications; Site Analysis plan, Survey plan and Landscape plan. The tree schedule (sample below) can be on the plan or attached to the applications documentation. The number of each tree on the plan is to correspond with the numbered tree schedule and the tag of each tree on site.

Sample tree schedule corresponding to survey plan

No	Botanical Name	Common Name	Height (m)	DBH (mm)	Action
1	Eucalyptus punctata	Grey Gum	12	600	Remove
2	Corymbia maculata	Spotted Gum	22	700	Retain
3	Eucalyptus robusta	Swamp Mahogany	18	900	Retain

3.3 Arborist's Report

An Arborist's Report provides technical comment on specific tree-related issues, particularly regarding the health and condition of trees and can include recommended strategies for retaining and protecting trees close to proposed developments.

An Arboriculture Report can provide supporting evidence of defects in trees to justify an application for removal.

For development proposals an arboricultural report must consider Section 2 of *Australian Standard Protection of trees on development sites (AS 4970-2009)* and is required when:

- More than ten (10) trees (over 3 metres in height) are nominated for removal;
- Works are to occur within 5 metres of trees to be retained, that have a DBH (Diameter at Breast Height) greater than 500mm;
- As requested by Council's Tree Assessment Officer.

An Arboricultural Report must be prepared by a qualified arborist, suitably experienced and competent in arboriculture, having acquired through training, qualification (minimum Australian Qualification Framework (AQF) Level 5, Diploma of Horticulture (arboriculture) where deemed necessary by the Assessing Officer.

3.4 Flora and Fauna Impact Assessment Report

Where the clearing of trees and native vegetation is proposed a Flora and Fauna Impact Assessment Report that addresses *Section 5A of the Environmental Planning and Assessment Act 1979* may be required.

The Flora and Fauna Impact Assessment Report is to be prepared in accordance with *Flora and Fauna Survey Guidelines: Lower Hunter Central Coast Region (2002)* (*Lower Hunter Central Coast Regional Environmental Management Strategy*) or any guidelines prepared by the NSW State Government for assessment of matters under the *Threatened Species Conservation Act 1995*.

4.0 ASSESSMENT CRITERIA

The following provides the basis by which Council will assess Development Applications or Tree Works Permit Applications.

4.1 Assessment Criteria for a Development Application and Tree Works Permit Applications

- a Whether sufficient supporting information (as per 3.0) has been provided.
- b Whether the development has an impact on:-
 - i. native flora and fauna and its habitat, and
 - ii. threatened species, critically and endangered ecological communities, populations and their habitats, and
 - iii. regionally significant vegetation and
 - iv. a habitat corridor, waterways, riparian land or wetland.
- c Whether the development is designed, sited and managed to avoid potential adverse environmental impacts;
- d If a potential adverse environmental impact cannot be avoided, has the development;
- e been designed and sited so as to have minimum adverse impact, and
- f incorporated effective measures so as to have minimal adverse impacts, and
- g mitigated any residual adverse environmental impact through the restoration of any existing disturbed or modified area on the site.
- h Whether the trees or other vegetation contributes to the natural or desired character of the area as identified in the Character chapter in this DCP;
- i Has considered the provisions of relevant legislation and relevant Council plans and policies;
- j Whether the trees or other vegetation forms part of a heritage item, or is within a heritage conservation area.
- k The potential hazard to persons or property in the context of;
 - i. the structural soundness of the particular tree, and/or
 - ii. the characteristics and history of the particular species, and/or
 - iii. such other conditions such as ground conditions, building proximity, etc which may give rise to a hazardous situation.

- l The vitality, condition and useful life expectancy (ULE) of the tree in respect to the practicality of remedial actions;
- m The existence of potential for visual or sight hazard as a result of proximity to a roadway, intersection or a driveway, where pruning is inappropriate;
- n The demonstrated need for reasonable solar access to dwellings, solar appliances and clothes drying areas;
- o The replacement or pruning of a tree given its location or proximity to utility lines such as overhead power wires, sewer pipes, etc;
- p Whether the tree is an ornamental or fruiting variety and is no longer fulfilling its original purpose in the location in which it had been planted;
- q Species which by natural propagation methods are likely to create a threat to the landscape environment;
- r Any additional or replacement planting which has been or is to be undertaken on the land;
- s Whether removal or pruning of trees has been proposed to minimize impacts on better quality trees to be retained;
- t Whether the establishment and/or maintenance of a Bushfire Asset Protection Zone has been supported by a report from the Rural Fire Service or qualified bushfire consultant.
- u Provided that no significant hazard or other safety issues also apply, the following shall not generally be considered as valid reasons to remove a tree:
 - i. Leaf drop (into gutters and downpipes – pools, lawns and the like);
 - ii. To increase natural light;
 - iii. To improve street lighting of private property;
 - iv. To enhance views;
 - v. To reduce shade;
 - vi. To reduce fruit, resin or bird droppings on cars;
 - vii. Minor lifting of driveways, brick fences and paths by tree roots;
 - viii. To erect a fence;
 - ix. Bushfire hazard control which has not been verified by Council;
 - x. Potential damage to sewer mains unless supported by written expert advice and only where reasonable alternatives are not feasible (e.g.: relocate, sleeving);

- xi. Termite damage to trees unless supported by written expert advice from a qualified pest controller and only where reasonable alternatives are not feasible (eg: treatment of pest).

4.2 Underscrubbing subject of a Development Application

Where an application for tree or other vegetation removal consisting of underscrubbing is made the following conditions will be included:

- a Underscrubbing is to be carried out with the use of rubber tyred machinery only;
- b Provision for exclusion zones for intermittent or permanent watercourses;
- c Provision for retention of all trees greater than 3 metres in height;
- d Substantial clumps of vegetation to be retained in cleared areas. These will be required to be fenced off to prevent intrusion by stock and/or machinery;
- e Fallen timber is to be recycled (such as through chipping, grinding, mulching), and left on site or otherwise removed from the site for an approved recycling process. Temporary windrows or heaps are to be placed across contours and be a minimum of 20 metres from any vegetation which is to be retained;
- f No vegetation is to be pushed into those areas of no disturbance (exclusion zones), particularly drainage lines;
- g Removal of noxious weeds (see Appendix 2) is to be by hand implements only in those areas to be retained (i.e. in the exclusion zones);
- h Windbreaks will not be permitted to be incorporated into the clearing scheme except where identified in an approved Rehabilitation Plan;
- i All erosion control measures to be in place prior to clearing;
- j If there is to be a time lapse between clearing and sowing or planting, then a suitable cover crop shall be required to be planted.

5.0 GENERAL PROVISIONS

5.1 Tree Protection on Development Sites

Council recommends that *Australian Standard - Protection of Trees on Development Sites (AS4970, 2009)*, be used for guidance in regard to integration between trees and construction. The document is considered to describe the best practices for planning and protection of trees on development sites.

5.2 Tree Replenishment

Where trees are proposed for removal or there are no other existing canopy trees on site, Council expects a degree of tree replenishment to occur where practical. Each site should contain tree(s) capable of achieving a minimum height of 10 metres. Where sufficient existing canopy trees are to be retained, tree replenishment is not expected. All applications for tree removal should nominate and locate tree replenishment. Where opportunities exist for street tree planting or for sites with limited area to support trees, street tree planting on the adjoining road reserve is to be considered. Council may also condition consent to address tree replenishment.

5.3 Undesirable Species and Noxious Weeds

These are plants that have undesirable characteristics such as the potential to invade bushland areas, or that have brittle and dangerous wood, or that are declared noxious weeds.

Noxious weeds are those plants declared under the *Noxious Weeds Act 1993*. Removal or control of declared noxious weeds on private land is the landowner's responsibility. See Appendix 1 for listed Undesirable species and Appendix 2 for declared Noxious Weeds.

5.4 Evidence for Dead and/or Dangerous Vegetation

Except for specified emergency situations, expert advice should always be obtained with respect to dead or dangerous trees to confirm their condition and to ensure that they do not provide habitat for threatened species. Where a dead or dangerous tree is removed due to obvious instability or hazard, (e.g. following storm damage), evidence of the tree's condition should be retained for a period of at least six (6) months after the event and produced at Council's request if needed. Such evidence should include:

- photographs of the tree in situ, and
- a report by a suitably qualified and experience person, or
- a written statement from the State Emergency Service, if the Service carried out the works.

5.5 Buffer Zones

The implementation of prescribed buffer zones to protect critically and endangered ecological communities, regionally significant vegetation, rainforests, wetlands, creeks, riparian vegetation and any significant natural environmental feature may be applied by Council under any consent granted for the clearing of native vegetation. Prescribed buffer widths will be determined by Council based on site characteristics including but not limited to the following:

- Existing native vegetation;
- Soils and geology;
- Topography;
- Aspect;
- Scale of the development proposal;
- Extent of any existing weed infestation or disturbance.

5.6 Bushland Management Plans

Bushland Management Plans may be applied by Council under any consent granted for the clearing of native vegetation to protect and manage critically and endangered ecological communities, regionally significant vegetation, rainforests, wetlands, creeks, riparian vegetation and any significant natural environmental feature.

6.0 APPENDICES

APPENDIX 1 - Undesirable Species in Central Coast LGA

Botanic Name	Common Name
Cupressus macrocarpa 'Brunniana Aurea'	Brunnings Golden Cypress
Cinnamomum camphora	Camphor Laurel
Erythrina species	Coral Tree
Ficus elastica	Rubber Tree
Lantana camara	Lantana
Ligustrum ovalifolium	Narrow Leaved Privet
Ligustrum lucidum	Broad Leaved Privet
Pinus radiata	Radiata Pine
Phyllostachys spp	Bamboo
Ricinus communis	Castor Oil Plant
Robinia pseudoacacia	Black Locust/False Acacia
Salix spp. (all species except S.stricta)	Willows
Schefflera actinophylla	Umbrella Tree
Syagrus romanzofianum	Cocos palm (formally Arecastrum romanzofianum)
Tecoma stans	Tecoma
	Non-native fruit trees

APPENDIX 2 - Noxious Plants

As declared Noxious by the order of the Minister for Agriculture and gazetted in accordance with the Noxious Weeds Act 1993.

Botanical Name	Common Name
Acacia karoo	Karoo Thorn
Ageratina adenophora	Crofton Weed
Ageratina riparia	Mistflower
Alternanthera philoxeroides	Alligator Weed
Cambomba spp. (not Cabomba furcata)	Cabomba (not Pink Cabomba)
Cenchrus incertus and Cenchrus longispinus	Spiny Burr Grass
Centaurea nigra	Black Napweed
Centaurea maculosa	Spotted Napweed
Cestrum parqui	Green Cestrum
Chromolaena odorata	Siam Weed
Chrysanthemoides monilifera subsp. monilifera	Boneseed
Chrysanthemoides monilifera subsp. rotunda	Bitou Bush
Cuscuta campestris.	Golden Dodder
Eichornia crassipes	Water Hyacinth
Emex australis	Spiny Emex
Equisetum spp.	Horsetail
Gymnocoronis spilanthoides	Senegal Tea Plant
Harrisia spp.	Harrisia Cactus
Hieracium spp.	Hawkweed
Hypericum perforatum	St Johns Wort
Kochia scoparia (not K scoparia subsp. Tricophylla)	Kochia
Lagarosiphon major	Lagarosiphon
Ludwigia peruviana	Peruvian Water Primrose
Lycium ferocissimum	African Boxthorn
Miconia spp	Miconia
Nassella tenuissima syn Stipa	Mexican Feather Grass
Opuntia spp.	Prickly Pear

Orobanche spp	Broomrape
Parietaria judaica	Pellitory/Asthma Weed
Parthenium hysterophorus	Parthenium Weed
Pistia stratiotes	Water Lettuce
Rubus fruticosus (agg. spp.)	Blackberry
Salvinia molesta	Salvinia
Sorghum x alnum	Columbus Grass
Sorghum halepense	Johnson Grass
Sporobolus indicus var major	Giant Parramatta Grass
Toxicodendron succedaneum	Rhus Tree
Ulex europaeus	Gorse
Xanthium spp.	Burrs - Noogoora, California, Bathurst, Cockle

APPENDIX 3 - Regionally Significant Vegetation

Regionally Significant Vegetation (Comparable Communities and Sub-Communities in Central Coast LGA)	Vegetation Community Description (Bell 2004)
Coastal Headland Gully Scrub	E51e
Coastal Headland Low Forest	E51c
Coastal Headland Shrubland	E51b
Coastal Narrabeen Ironbark Forest	E6b
Coastal Narrabeen Moist Forest - Acacia regrowth	E6aiii
Coastal Narrabeen Moist Forest - Basalt variant	E6aiii
Coastal Sand Banksia Scrub	E50b
Coastal Sand Foredune Scrub	E50a
Coastal Sand Wallum - Heath	E34ai
Coastal Sand Wallum - Heath - intermediate variant	E34aii
Coastal Headland Paperbark Scrub	E51d
Coastal Sand Beach Spinifex	E53
Estuarine Mangrove Scrub	E47
Hawkesbury Dwarf Apple Woodland	E28
Katandra Hawkesbury Woodland	E26b
Killcare Hawkesbury Woodland	E26c
Narrabeen Coastal Peppermint Forest	E22c
Sandstone Ranges Gully Rainforest	E2

Somersby Plateau Forest	E26d
Swamp Paperbark Thicket	E100
Tumbi Spotted Gum Ironbark Forest	E15ai
Tumbi Spotted Gum Ironbark Forest - Acacia regrowth	E15aai
Wamberal Low Open Heath Forest	E101

Bell S.A.J. (2004) *The Natural Vegetation of the Gosford Local Government Area, Central Coast, New South Wales: Vegetation Community Profiles* Unpublished Report to Gosford City Council, April 2004, Eastcoast Flora Survey.



Item No: 3.1
Title: Deferred Item - Code of Conduct Review Panel
Department: Governance

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13344649

Author: James Taylor, Section Manager, Governance

Executive: Shane Sullivan, Unit Manager, Governance and Business Services

Report Purpose

Council, at its meetings held 24 September 2018 resolved:

994/18 That Council defer this matter to Ordinary Meeting of 8 October 2018 for information to be provided to Councillors.

Recommendation

- 1 That Council note the deferred Code of Conduct Review Panel report which is Attachment 1 to this report.**
- 2 That Council appoint to Central Coasts Council's Deferred Item - Code of Conduct Review Panel the eight providers recommended and endorsed by the Chief Executive Officer.**

Attachments

- 1 Code of Conduct Review Panel D13344651**



Item No: 4.5
Title: Code of Conduct Review Panel
Department: Governance

24 September 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13322694

Author: James Taylor, Section Manager, Governance

Manager: Shane Sullivan, Unit Manager, Governance and Business Services

Executive: Brian Glendenning, Executive Manager, Governance

Report Purpose

To appoint suitably qualified people to Central Coasts Council's Code of Conduct Review Panel.

Recommendation

That Council appoint to Central Coasts Council's Code of Conduct Review Panel the eight providers recommended and endorsed by the Chief Executive Officer.

Background

Part 3, Administrative Framework, Clauses 3.1, 3.3 and 3.4 of Central Coast Council's [Procedures for the Administration of the Code of Conduct](#), states that Council is required to establish, by resolution, a panel of Conduct Reviewers following an Expression of Interest process. The relevant parts are as follows:

- 3.1 *The council must by resolution establish a panel of conduct reviewers.*
- 3.3 *The panel of conduct reviewers is to be established following a public expression of interest process.*
- 3.4 *An expression of interest for members of the council's panel of conduct reviewers must, at a minimum, be advertised locally and in the Sydney metropolitan area.*

Expressions of Interest for suitable Conduct Reviewers were called for in the Central Coast Advocate on Thursday 9 August 2018, in the Sydney Morning Herald on Monday 13 August 2018 and on Council's 'Your voice Our Coast' webpage from Thursday 9 August 2018.

To be eligible to be a member of the panel a provider must, at a minimum, meet Clauses 3.5 and 3.6 of Central Coast Council's [Procedures for the Administration of the Code of Conduct](#), as follows:

4.5 Code of Conduct Review Panel (contd)

- 3.5 *To be eligible to be a member of a panel of conduct reviewers, a person must, at a minimum, meet the following requirements:*
- a) *an understanding of local government, and*
 - b) *knowledge of investigative processes including but not limited to procedural fairness requirements and the requirements of the Public Interest Disclosures Act 1994, and*
 - c) *knowledge and experience of one or more of the following:*
 - i) *investigations, or*
 - ii) *law, or*
 - iii) *public administration, or*
 - iv) *public sector ethics, or*
 - v) *alternative dispute resolution, and*
 - d) *meet the eligibility requirements for membership of a panel of conduct reviewers under clause 3.6.*
- 3.6 *A person is not eligible to be a member of the panel of conduct reviewers if they are:*
- a) *a councillor, or*
 - b) *a nominee for election as a councillor, or*
 - c) *an administrator, or*
 - d) *an employee of a council, or*
 - e) *a member of the Commonwealth Parliament or any State Parliament or Territory Assembly, or*
 - f) *a nominee for election as a member of the Commonwealth Parliament or any State Parliament or Territory Assembly, or*
 - g) *a person who has a conviction for an indictable offence that is not an expired conviction.*

The term of appointment to Central Coast Council's Code of Conduct Review Panel is four years from the date of appointment, pursuant to Clauses 3.8 of Central Coast Council's [Procedures for the Administration of the Code of Conduct](#), which states:

- 3.8 *A panel of conduct reviewers established under this Part is to have a term of up to four years.*

Selection Panel and appointment

A selection panel comprising of the Executive Manager of Governance, the Senior Internal Ombudsman and the Unit Manager Governance and Business Services reviewed a total of nine submissions received following the closing of the Expression of Interest process.

The selection panel reviewed each application and agreed that the following eight providers have merit in respect of the selection criteria outlined in clause 3.5, have not breached any components of clause 3.6, and would not have a conflict of interest,

- Graeme Turner
- Allan Asher
- Linda Pettersson

4.5 Code of Conduct Review Panel (contd)

- Nicholas Dan
- Peter Harvey
- Kerry-Anne Hartman
- Donna Rygate
- David Crofts

The selection panel did not endorse one of the nine applicants as they have had previous significant contractual relationships with Council on a number of projects which could cause a potential conflict.

The selection panel recommendation was put to the Chief Executive Officer who recommends and endorses the following eight providers to be appointed to Central Coast Council's Code of Conduct Review Panel:

- Graeme Turner
- Allan Asher
- Linda Pettersson
- Nicholas Dan
- Peter Harvey
- Kerry-Anne Hartman
- Donna Rygate
- David Crofts

Financial Impact

The recommendation impacts on Council's financial position.

Ongoing funding will be required to pay each of the Conduct Reviewers for their investigation and reporting on Code of Conduct matters. Those Conduct Reviewers engaged outside the Local Government Area, such as Sydney, may require additional cost associated with travel and meeting / interview attendance.

The cost associated with the engagement of a Conduct Reviewer, to undertake an investigation, is to be borne by the Council engaging the Conduct Reviewer at the negotiated rates.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G2: Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect.

Attachments

Nil.



Item No: 3.2
Title: Response to Notice of Motion - Central Coast Drought Assistance
Department: Connected Communities

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13337512

Author: Sue Ledingham, Unit Manager Community Engagement

Executive: Julie Vaughan, Director, Connected Communities

Summary

This report responds to the Notice of Motion raised at the 27 August 2018 Ordinary Meeting regarding Central Coast Drought Assistance and Central Coast Water.

Recommendation

- 1 That Council note the options, initiatives and support outlined in the report.**
- 2 That Council resolves to promote existing initiatives through its communication channels and continue to encourage our residents to donate to appeals and to plan holidays in regional NSW to boost local economies.**

Context

At its ordinary meeting held on 27 August 2018, Council resolved as follows:

- 868/18 *That Council request the Chief Executive Officer to report on what options, initiatives and general support Council and indeed the Central Coast Community could consider to provide much needed assistance to our New South Wales Farm Communities now ravaged by 100% drought.*
- 869/18 *That Council request the Chief Executive Officer to issue a media release encouraging the Central Coast community to support organisations that are seeking to assist in drought relief, such as;*
- *Australian Red Cross*
 - *Rural Aid/Buy a Bale*
 - *Drought Angels*
 - *Aussie Helpers*
 - *Lions Need for Feed*
 - *Foundation for Rural and Regional Renewal*
 - *Salvation Army*

Council has an opportunity to promote the community and volunteer initiatives of the Central Coast community with many organisations and individuals offering support to farm communities impacted by the drought.

In August 2018, the New South Wales Government announced that "100%" of the state is now in drought. Figures from the Department of Primary Industries show that every part of the state is affected by drought conditions with almost one quarter classified as being "intense drought."

Federal and State funding has been pledged towards support and recovery for farming communities, and national and locally based non-government organisations, charities, businesses, community associations and individuals have also arranged fundraising and other supporting activities.

Current Status

From the small to the large, there are a number of organisations, charities, schools, businesses and individuals on the Central Coast who are undertaking a variety of fundraising activities and other supporting initiatives for the farming communities of New South Wales.

Central Coast Council employees have pledged support during September to fundraise for charities associated with these efforts through the workplace Casual Friday's initiative such as 'Buy a Bale' and Aussie Helpers. As well as donating on Casual Friday's staff are encouraged to donate non-perishable items that will be delivered directly to farming families.

Assessment

Council staff have researched options, initiatives and general support for Council to support New South Wales Farm Communities. This has taken into consideration that Council's current Policies for Sponsorship Management and Grants Management do not apply to donations, or gifts which are given for philanthropic reasons.

There are a variety of local fundraising initiatives that are being driven by Central Coast businesses, community groups and schools which are connecting to the larger national fundraising activities led by charities focussed on 100% drought appeal. Council staff considers that connecting to these national purposeful efforts may better support a positive impact for New South Wales Farm Communities rather than Council coordinating themselves. The following are options that are available for Council participation for this purpose:

1. The Big Dry Drought Appeal is a partnership between Rural Aid Ltd - 'Buy a Bale' charity, Fairfax Media and Macquarie Radio. The 'Buy a Bale' charity is delivering essential relief to drought-stricken farmers across Australia. The appeal supports through hay donations and truck drivers delivering the hay, the hay that is delivered saves farmers cash that they can continue to spend on other items. Salvation Army

Drought Appeal, Australian Red Cross Disaster Relief and Recovery Appeal and St Vincent's de Paul Society Drought Appeal, who are seeking cash donations to assist farming communities across Australia affected by the 100% drought. These appeals support by purchasing items they need most, which also supports much-needed funds into the local economy.

Consultation

Consultation has occurred with external fundraising initiatives and organisers.

Options

Recommended:

1. Council could support the initiatives of Central Coast Council employees who have pledged support during September to fundraise for charities associated with 100% drought appeals through the workplace Casual Friday's initiative by matching the donations raised from staff contributions.
2. Council could promote existing initiatives through its communication channels and continue to encourage our residents to donate to appeals and to plan holidays in regional NSW to boost local economies.

Further options:

3. Council could partner with Rural Aid and launch a fundraising appeal to the community to help ease the burden of farmers battling against drought. Council resolve to open the appeal with a donation and encouraging Central Coast residents and the wider community to join the initiative and help provide assistance during this critical time. As part of that appeal, Council could also provide donation barrels at Council's Customer Service Centres, Libraries and Leisure Centres across the Central Coast Region during the appeal.
4. Council could choose to donate to either Big Dry Drought Appeal or to Australian Red Cross Disaster Relief, Salvation Army Drought Appeal or St Vincent's de Paul Drought Appeal, recognising that these appeals also support the farming communities and their local economy in drought affected communities across Australia.

Not recommended:

5. Council can choose to undertake its own fund raising event, however many people in our community are already undertaking events or participating in events and other fund raising initiatives across the Central Coast. The associated costs, logistics and resourcing required undertaking a large scale event would divert expenditure away from the Operational Plan activities.

Council has issued a media release applauding local efforts, to continue supporting the numerous local community initiatives in place and encouraging residents to participate in local fundraising activities that promote the strong community spirit on the Central Coast.

Should Council consider undertaking any of the options proposed then further communications actions will be undertaken to recognise these contributions and promote activities.

Financial Impact

There is currently no funding for Options 1, 3, 4 and 5 and should Council resolve to undertake one or more of these options provision would need to be made as part of the September Quarterly Budget review process.

Link to Community Strategic Plan

Theme 1: Belonging

Goal A: Our community spirit is our strength

A1: Work within our communities to connect people, build capacity and create local solutions and initiatives.

Risk Management

Council's current Policies for Sponsorship Management and Community Grants do not apply to donations, or gifts which are given for philanthropic reasons.

In accordance with the Local Government Act (1993) any requests for donations must be made by resolution of the Council.

Critical Dates or Timeframes

Nil.

Attachments

Nil.



Item No: 3.3
Title: Response to Notice of Motion - Low Cost Loan Initiative Adoption
Department: Finance and Information

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13320447

Author: Vivienne Louie, Unit Manager, Financial Performance

Executive: Brian Glendenning, Executive Manager, Governance

Report Purpose

To provide Council with a response to Notice of Motion – Low Cost Loan Initiative Adoption

Recommendation

That Council receive the report on Response to Notice of Motion – Low Cost Loan Initiative Adoption

Context

At the Ordinary Council Meeting on 14 May 2018 Council resolved the following:

That Council adopt the State Government's Low Cost Loan Initiative to fund critical infrastructure projects that support new homes across the Central Coast Region.

Assessment

Council staff reviewed the adopted capital works program for infrastructure projects which would meet the criteria for the State Government's Low Cost Loan Initiative and the resolution of Council.

Based on the capital works program, the projects identified as critical infrastructure to support new housing within the Central Coast region were eligible for alternate grant funding sources and no application was submitted for the low cost loan initiative.

Consultation

All Directorates within Council were consulted for critical infrastructure projects to support new housing to be assessed for eligibility for the State Government's Low Cost Loan Initiative.

Options

Funding options for projects available to Council include the following:

1. Grant funding – projects which meet the funding bodies requirements. Best option as Council is not required to repay the grant funding received so long as the requirements of the grant funding agreement are met by Council
2. Developer Contributions – projects included in Council's contribution plans
3. General revenue – rates, annual charges and fees and charges
4. Loans – financing option taken for specific projects to allow Council to deliver the infrastructure and reduce the cash flow impact as the cash outflows (loan repayments of principal and interest) are spread over the term of the loan.

Council has been successful in securing grant funding for key water and sewer infrastructure projects under the Housing Acceleration Fund. Grant funding is our preferred option as there is no requirement for Council to repay these funds (so long as the requirements of the grant funding agreement are met by Council). Options 2 to 4 above will impact our Community in some way:

- Developer contributions – cost of housing
- General revenue – cost to ratepayers and customers in providing services
- Loans – Council will need to repay the principal (amount borrowed) and interest

Financial Impact

No implications as Council did not apply for the low cost loan initiative.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G4: Serve the community by providing great customer experience, value for money and quality services.

Attachments

Nil.



Item No: 3.4
Title: Response to Notice of Motion - Ward Names and consideration of changes
Department: Governance

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13327833

Author: Shane Sullivan, Unit Manager, Governance and Business Services

Executive: Brian Glendenning, Executive Manager, Governance

Report Purpose

To provide information to Council regarding the process to seek to rename the five electoral wards and for Council to consider whether to undertake a community consultation process prior to the consideration of changed ward names.

Recommendation

That Council request a briefing regarding Ward names following the conduct of a survey of Advisory Group Members.

Context

At its meeting held 27 August 2018, Council resolved as follows:

- 870/18 *That Council recognises the community frustration and ambiguity that exists around the current ward names, that has created ongoing difficulty for our 330,000 residents and ratepayers in their efforts to effectively communicate with ward councillors and indeed staff.*
- 871/18 *That Council now investigate the necessary process to seek to rename the five electoral wards that make up the Central Coast Council Local Government Area prior to the 2020 Election.*
- 872/18 *That Council, subject to 2 above and a staff report, engage in a suitable Community Consultation Process.*

Sub-section 210(4) of the *Local Government Act 1993* (the Act) provides that "*the council may name or rename a ward*". The Act does not specify a mechanism by which this is to be done, but advice from the Office of Local Government is that a Council resolution would be sufficient for this purpose.

3.4 Response to Notice of Motion - Ward Names and consideration of changes (contd)

The Office of Local Government has also correctly identified that it would be appropriate to make such a resolution with sufficient time prior to the conduct of the 2020 Local Government Election and to also notify the Geographical Names Board.

The current ward names for Central Coast Council are:

- Wyong
- Gosford West
- Gosford East
- The Entrance
- Budgewoi

There has been anecdotal feedback that the names currently create confusion as they do not align clearly to the community's understanding of the geographical locations. However, this has not been tested and it is not clear the degree to which there is frustration for residents regarding ward names. Advice from the Community Engagement team is that residents of the Central Coast local government area do not identify themselves by ward but rather by suburb.

It is noted that ward names are used only for the purpose of the conduct of the Local Government Election. Councillors, once elected, are required under the Act to represent the entire Central Coast local government area. Councillors took an oath or gave an affirmation to that effect upon election. The Council needs to consider whether Council resources on changes to ward names is reasonable, and whether it would be better to raising awareness of the Local Government election generally.

However, to assist residents who may wish to identify their ward Councillors, the Central Coast Council website page for Councillors has been update to have an interactive map that allows people to identify their ward by typing in their address.

Options

The following options are presented to Council for consideration and to provide further direction.

No change

Council could leave the ward names as they are despite anecdotal feedback that they may cause some confusion to some electors. The benefit would be that there has already been some awareness raised as to the ward names as a result of the conduct of the 2017 Local Government Election and use of the ward names since.

Change ward names

Council could consider consulting with the community regarding non-geographical names. This could include the use of names of historical significance.

3.4 Response to Notice of Motion - Ward Names and consideration of changes (contd)

Advice from Council's Community Engagement team is that if the Council wishes to consult with the community on potential new ward names, it would be more effective to do so by providing the expected new names for consideration and comment. An option would then be provided to people to identify alternate names.

Should Council wish to progress in this way it is recommended that a briefing be conducted with Councillors regarding potential ward names.

Remove ward boundaries

At its meeting held 27 August 2018, Council resolved in part:

That Council recognises the community frustration and ambiguity that exists around the current ward names, that has created ongoing difficulty for our 330,000 residents and ratepayers in their efforts to effectively communicate with ward councillors and indeed staff.

An option that may assist to address the concerns in this resolution would be the abolition of wards in the Central Coast local government area. The former Gosford local government area had no wards and the former Wyong local government area comprised two wards.

Sub-section 210(2) of the Act provides that *the council may abolish all wards*. Details of the process are set out in section 201B of the Act, which is set out below:

- (1) *A council may resolve to make an application to the Minister to approve the abolition of all wards of the council's area.*
- (2) *The council must give not less than 42 days' public notice of its proposed resolution.*
- (3) *After passing the resolution, the council must forward to the Minister a copy of the resolution, a summary of any submissions received by it and its comments concerning those submissions.*
- (4) *The Minister may approve the application or may decline to approve it.*
- (5) *If the Minister approves the application, all the wards in the council's area are abolished with effect on and from the day appointed for the next ordinary election of councillors after the application is approved.*
- (6) *Section 16 does not apply to a resolution of a council to make an application to the Minister under this section.*
- (7) *An application may be made under this section only within the period of 5 months from the commencement of this section.*

3.4 Response to Notice of Motion - Ward Names and consideration of changes (contd)

- (8) *Nothing in this section prevents a council from making more than one application under this section or from taking action under section 210 to abolish all wards of the council's area.*

Seek preliminary feedback and further consideration

If Council wishes to understand the community frustration and ambiguity regarding ward names currently without undertaking extensive consultation, a survey could be undertaken of Council's Advisory Group members to obtain their feedback.

This feedback could then be presented to Councillors at a briefing to consider what action may be appropriate regarding ward names.

This is recommended as it does not commit Council to a course of action without some specific community feedback and can be managed within current resources.

Financial Impact

Council's Engagement team have proposed that Council could engage a provider to undertake a five minute questionnaire phone survey that would focus on current awareness of ward names and whether the names appeal to the resident. This could also be provided online and would cost approximately \$35,000 to obtain one thousand responses (two hundred per ward).

Council could also undertake a phone survey with a ten minute questionnaire that provides options for ward names and seeks feedback regarding the proposed options. This could also be provided online and would cost approximately \$48,000 to obtain one thousand responses (two hundred per ward).

There is currently no funding for this consultation and should Council resolve to undertake one or both of these surveys provision would need to be made as part of the September Quarterly Budget review process.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G2: Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect.

Attachments

Nil.



Item No: 3.5
Title: Meeting Record of the Coastal Open Space System (COSS) Committee held on 25 July 2018
Department: Governance

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13313126
Author: Zoie Magann, Advisory Group Support Officer
Manager: Luke Sulkowski, Unit Manager, Natural and Environmental Assets
Executive: Boris Bolgoff, Acting Director, Assets, Infrastructure and Business

Report Purpose

To note the Meeting Record of the Coastal Open Space System (COSS) Advisory Committee held on 25 July 2018 and consider the recommendations to Council from the Committee, including staff consideration of those recommendations for Council determination.

Recommendation

- 1 *That Council note the Meeting Record of the Coastal Open Space System (COSS) Advisory Committee held on 25 July 2018 that is attached to this report.***
- 2 *That Council write to the Office of Environment and Heritage requesting a copy of the draft Central Coast Regional Conservation Plan 2013.***
- 3 *That Council note the briefing that will be coordinated on the Community Strategic Plan for all Advisory Group members.***

Background

The Coastal Open Space System (COSS) Advisory Committee held a meeting on 25 July 2018. The Meeting Record of that meeting is Attachment 1 of this report.

At that meeting the Committee considered the items and made recommendations. The items have been reviewed by staff and the following is now provided to Council.

Committee Recommendation

The Advisory Group recommends to Council that staff write to the Office of Environment and Heritage requesting a copy of the draft Central Coast Regional Conservation Plan 2013 for distribution to the Advisory Group.

Staff Response

No objection is raised to Council writing to the Office of Environment and Heritage requesting the above documentation.

The Unit Manager Natural and Environmental Assets can request a copy of the strategy on behalf of the Committee from the Office of Environment and Heritage.

Recommendation to Council

That Council write to the Office of Environment and Heritage requesting a copy of the draft Central Coast Regional Conservation Plan 2013.

Committee Recommendation

The Advisory Group recommends to Council that staff invite a representative from Council's Corporate Strategy area to present on the relevance of a Community Strategic Plan, and how it may be used to develop a Community Engagement Plan for the revised COSS/Biodiversity Strategy.

Staff Response

The above recommendation of the Advisory Group is supported by staff.

The Unit Manager Governance and Business Services has proposed to coordinate a briefing for all Advisory Group members on the Community Strategic Plan.

Recommendation to Council

That Council note the briefing that will be coordinated on the Community Strategic Plan for all Advisory Group members.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

Attachments

- | | | |
|----------|--|-----------|
| 1 | Draft Coastal Open Space System (COSS) Committee Meeting Record - 25 July 2018 | D13298463 |
|----------|--|-----------|

Coastal Open Space System (COSS) Committee Meeting Record
25 July 2018



Location:	Gosford Administration Building Level 1 Committee Room 49 Mann Street, Gosford	
Date:	25 July 2018	
Time	Started at: 4.01 pm	Closed at: 5.52 pm
Chair	Mayor Jane Smith	
File Ref	F2018/00099	

Present

Mayor Jane Smith, Deputy Mayor Chris Holstein, Councillor Louise Greenaway, Mr John Andrews, Mr David Holland, Ms Deb Holloman, Mr Paul Links, Douglas Williamson and Ms Barbara Wills

External Agency: Mr Steve Atkins – NPWS Central Coast Area Manager, Mr Michael Hill – Forestry Corporation of NSW, Mr Peter Draper – Department of Industry-Lands and Water (Crown Lands), and Mr David Green – Local Land Services (Greater Sydney)

Also present were: Mr Luke Sulkowski - Unit Manager Natural and Environmental Assets, Mr Matt Prendergast - Unit Manager Strategic Planning, Ms Anumitra Chand – Section Manager Environmental Strategies, Mr Scott Duncan - Section Manager Land Use and Policy, Rochelle Lawson – Senior Ecologist, Mr Larry Melican - Section Manager Emergency Protection Natural Assets, Mr James Taylor – Section Manager Governance, Ms Zoie Magann – Advisory Group Support Officer,

Item 1 Apologies

Councillor Sundstrom

Item 2 Disclosure of Interest

Mayor Smith declared a less than significant non-pecuniary interest as a former Chief Executive Officer of the Community Environment Network (CEN). The CEN was formerly involved in a funding proposal and project for identifying land that may be suitable for acquisition for COSS land.

Councillor Greenaway previously declared a less than significant non-pecuniary interest as a former Board Member of the Community Environment Network (CEN).

Coastal Open Space System (COSS) Committee Meeting Record
25 July 2018

Central
Coast
Council

Item 3 Confirmation of Previous Meeting Record

The Advisory Group confirmed the Meeting Record from 23 May 2018.

Mayor Smith requested that her Disclosure of Interest position statement be amended from "*former President and Board Member*" as shown in previous meeting record to "*former Chief Executive Officer*" as reflected above.

Item 4 Action Log

The Advisory Group reviewed the Action Log and Council Staff provided an update on outstanding actions.

Action: The Advisory Group requests that staff write again to the Biodiversity Conservation Trust inviting an agency representative to attend future meetings of the Advisory Group on a regular basis.

Item 5 Funding Mechanisms

Council Staff provided a presentation on the below funding mechanisms:

- Section 94 contributions;
- Bio-banking;
- Developer agreements;
- VPA mechanisms;
- Protection of the Environment Trust;
- Sale of eco-system credits/off-setting;
- The former COSS levy; and
- Clause in the LEP to replace bonus lot provision.

Action: The Advisory Group requests that staff provide clarification on the loan taken out by the former Gosford City Council and the Environment and COSS Levies established by the former Gosford City Council with consideration of the below points in a future meeting:

- Reason for taking out loan;
- Purpose of each levy (revisit financial strategy for 1995);
- Percentage for each levy and how this was calculated;
- Amount raised annually between years 2010-2015 (inclusive); and
- Expenditure on loan with regards to each levy (how money was applied).

Item 6 Update on Internal Biodiversity Strategy Working Group

Rochelle Lawson provided a presentation on the Biodiversity Working Group detailing its representatives, status and purpose.

Action: The Advisory Group requests that staff present the draft Biodiversity Strategy to Advisory Group once available in late 2018 and provide an overview of similarities/differences with former Gosford Biodiversity Strategy.

Action: The Advisory Group requests that staff write to the Office of Environment and Heritage inviting an agency representative to attend a future meeting and provide a presentation on the Biodiversity Conservation Act 2016.

Coastal Open Space System (COSS) Committee Meeting Record
25 July 2018



Action: The Advisory Group recommends to Council that staff write to the Office of Environment and Heritage requesting a copy of the draft Central Coast Regional Conservation Plan 2013 for distribution to the Advisory Group.

Action: The Advisory Group requests that staff distribute a map showing all COSS lands across the new LGA to the Advisory Group.

Item 7 Action Plan

Action: The Advisory Group identified the following items to be included on future meeting agendas in line with the Action Plan discussed by the Advisory Group.

September 2018	November 2018	January 2019	March 2019
<ul style="list-style-type: none"> Biodiversity Offset Scheme Biodiversity Stewardship Agreements Underway COSS Status Report Overview of internal process for land acquisitions 	<ul style="list-style-type: none"> Biodiversity Corridor Mapping Encroachment Management Policy 	<ul style="list-style-type: none"> Land Acquisition Investment Plan Draft Offset Policy 	<ul style="list-style-type: none"> Community Engagement Plan (on Biodiversity Strategy)

Action: The Advisory Group requests that the below standing items be included on future COSS Agendas:

- Changes to land acquisitions; and
- Potential land for acquisition for conservation purposes.

Action: The Advisory Group requests that staff provide an overview of COSS lands to the Advisory Group with consideration of the below points:

- Definition of COSS lands;
- Required criteria for COSS lands;
- How COSS lands are prioritised; and
- Layout of proposed COSS lands in regards to Darkinjung Local Aboriginal Land Council land claims.

Action: The Advisory Group requests that the COSS Strategy 2010 be re-distributed to Advisory Group members.

Action: The Advisory Group recommends to Council that staff invite a representative from Council's Corporate Strategy area to present on the relevance of a Community Strategic Plan, and how it may be used to develop a Community Engagement Plan for the revised COSS/Biodiversity Strategy.

Action: The Advisory Group requests that staff provide information on the Landcare program at a future meeting with consideration of the below points:

- Status of programs that are active on COSS lands; and
- Current marketing of programs to community.

Coastal Open Space System (COSS) Committee Meeting Record
25 July 2018



Item 8 Historical and current rate of acquisitions of COSS land

Action: The Advisory Group requests that staff provide an overview of COSS Crown Lands currently under claim with Darkinjung Local Aboriginal Land Council at a future meeting.

Item 9 General Business and Close

Action: The Advisory Group requests that time be allocated in future meetings for external agency representatives to share updates from their relevant area.

Action: The Advisory Group requests that staff provide an update to the Advisory Group on the issues surrounding Winney Bay to the next meeting.

Action: The Advisory Group requests that a copy of the presentation provided by Council Staff at today's meeting will be distributed to the Advisory Group.

Action: A link to the Advisory Group's Terms of Reference will be distributed to the Advisory Group.

The meeting closed at 5.52 pm

Next Meeting: **Wednesday, 26 September 2018**
 4pm-6pm
 Gosford Administration Building

Item No: 3.6
Title: Fire Safety Inspection report 89-91 Scenic Dr Budgewoi
Department: Environment and Planning



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13324448

Author: Scott Rathgen, Section Manager

Manager: Daniel Woods, Acting Unit Manager Environment and Certification

Executive: Scott Cox, Director, Environment and Planning

Report Purpose

The purpose of this report is for Council to note a Fire Safety Inspection Report from Fire and Rescue NSW.

Recommendation

- 1 That Council note the content of the Fire Safety Report from Fire and Rescue NSW in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act (EP&A), 1979; and**
- 2 That Council receive a further report to be provided to the next Council meeting in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act (EP&A), 1979.**

Background

Council has received a Fire Safety Inspection Report from Fire and Rescue NSW in respect to the premises known as Lot 2 DP 1204445, 89-91 Scenic Drive Budgewoi.

Fire and Rescue NSW has powers under the *Environmental Planning and Assessment Act 1979* (EP&A Act), to carry out inspections of buildings and it is required to forward the findings of such an inspection to the relevant Council.

Fire and Rescue NSW inspection reports received by Council are required to be tabled before the Council at the next Council meeting.

Council is then required to determine whether or not to exercise its power to issue one of two orders under Schedule 5 of the EP&A Act. This determination may be made at the next meeting of Council held after the tabling of the initial Fire and Rescue NSW inspection report.

Attached is the inspection report received by Council from Fire and Rescue NSW that is required to be tabled. A further report will be provided to Council with appropriate recommendations following an inspection of the site.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G2: Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect.

Attachments

- | | | |
|----------|--|-----------|
| 1 | Letter from Fire and Rescue NSW-89-91 Scenic Dr Budgewoi | D13325192 |
|----------|--|-----------|



File Ref. No: BFS18/1537 (3606)
TRIM Ref. No: D18/51429
Contact: Station Officer Paul Scott

20 August 2018

General Manager
Central Coast Council
P.O. Box 20
Wyong NSW 2259

Email: ask@centralcoast.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT
'BUDGEWOI SHOPPING CENTRE'
91 SCENIC DRIVE BUDGEWOI ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 23 May 2018, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

A large metal gate approximately 3m in height and 3 to 4m wide has been installed to serve as a barrier across an arcade/laneway which accesses other shops, a rear carpark, accommodation units above shops which are residential. At night, this gate is closed and locked and cannot be opened without a key.

The other end of the egress has a fence and another gate which is closed and locked. People living in the units above will not be able to evacuate without a key.

Pursuant to the provisions of Section 9.32 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 12 June 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

FIRE AND RESCUE NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave, Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7483
firesafety@fire.nsw.gov.au	Unclassified	Page 1 of 3



The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32 (4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act. Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

COMMENTS

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

- 1A. Certification – An Annual Fire Safety Statement was not displayed in a prominent position at the premises contrary to the requirements of Clause 177 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).

2. Access and Egress

- 2A. Two steel security gates providing access to Scenic Drive and Republic Lane are capable of being locked preventing persons from accessing the roadway contrary to the requirements of Clause D1.10 of the National Construction Code 2016 Volume One, Building Code of Australia (NCC). As an aside, it appears at first glance, the gate (the subject of the fire safety concern) may affect the occupants ability to egress at No. 83 Scenic Drive.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises' and require item no. 1 and item no. 2 of this report be addressed appropriately.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Station Officer Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/1537 (3606) for any future correspondence in relation to this matter.

Yours faithfully

6776 
Paul Scott
Acting Team Leader
Fire Safety Compliance

Item No: 3.7
Title: Draft Gosford City Centre Development Control Plan
Department: Environment and Planning

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13331387

Author: Matthew Prendergast, Unit Manager, Strategic Planning

Executive: Scott Cox, Director, Environment and Planning

Report Purpose

The purpose of this report is to provide an overview of the *draft Gosford City Centre Development Control Plan 2018* prepared by the NSW Department of Planning and Environment.

The report also outlines the key issues raised in Council's Draft Submission (Attachments 1 and 2) regarding the *draft Gosford City Centre Development Control Plan 2018* and seeks Council's endorsement to forward the submission to the Central Coast Planning and Coordination Unit of the Department of Planning and Environment.

Recommendation

- 1 That Council endorse the draft submission to the Central Coast Planning and Coordination Unit, Department of Planning and Environment in response to the Draft Gosford City Centre Development Control Plan (Attachments 1 and 2).**
- 2 That Council request that the Chief Executive Officer forward the endorsed submission to Central Coast Planning and Coordination Unit, Department of Planning and Environment.**
- 3 That Council continue to work collaboratively with the Department of Planning and Environment on the Urban Design Implementation Framework, and the preparation of any new planning controls for the Gosford City Centre.**

Background

In response to the *Proposed Delivery Mechanisms Consultation Paper* for the Gosford City Centre prepared by the Department of Planning and Environment (DP&E), a *draft Gosford City Centre Development Control Plan* (draft GCC DCP) was released for public exhibition from Thursday 16 August until Thursday 13 September 2018.

The role of the draft GCC DCP is to provide more detailed design objectives and development controls that:

- Ensure new development is consistent with the NSW Government Architect's *Urban Design Implementation Framework* (UDIF) for the Gosford City Centre.
- Provide controls that promote design excellence resulting in quality urban design and optimal architectural and environmental outcomes for Gosford City Centre.
- Provides more detailed provisions that expand upon the *Gosford City Centre State Environmental Planning Policy* (GCC SEPP). It is noted that the GCC SEPP has not been released for public exhibition.

The draft GCC DCP provides guidance through objectives and/or development controls in the following areas:

- **Places and Character:** This section provides objectives and character statements for the City North, Civic Heart, City South and Other Areas.
- **Public Space:** This section provides objectives and controls responding to the design of the Pedestrian Network, Public Open Space, Solar Access to Key Public Spaces, Views and Vistas, Footpath crossings and Pedestrian Overpasses and Underpasses.
- **Built Form:** This section provides objectives and numerical controls relating to Site Sizes and Design Excellence and Built Form Provisions.
- **Key Sites:** This section provides development principles for six sites:
 - No.1 299-305 Mann Street
 - No.2 8-10 Watt Street
 - No.3 171 Mann Street and 10 William Street
 - No.4 136-148 Donnison Street
 - No.5 1 Dane Drive
 - No.6 26-32 Mann Street

The draft GCC DCP also adopts relevant parts of the existing planning controls from Council's *Gosford Development Control Plan 2013* (GDCP 2013), including Chapter 4.4 Gosford Waterfront, Part 3 Specific Controls for Development Type, Part 6 Environmental Controls and Part 7 General Controls.

Once finalised, the SEPP GCC and GCC DCP will replace the controls for Gosford City Centre in both the *Gosford Local Environmental Plan 2014* (GLEP 2014) and *Chapter 4.1 Gosford City Centre of Gosford Development Control Plan 2013* (GDCP 2013).

The Report

The following outlines key issues identified in the draft GCC DCP.

1. Solar Access Controls

Council at its Ordinary Meeting of 14 May and 23 July 2018, resolved to request that “solar access controls within the proposed planning instruments (SEPP GCC and GCC DCP) ensure that overshadowing of public spaces not deviate from the current planning controls.”

The draft GCC DCP provides solar access controls that provide for the following:

- 50% of Kibble Park received 4 hours of direct sunlight between 9am and 3pm
- 70% of Leagues Club Field receives 4 hours of direct sunlight between 9am and 3pm
- 50% of any new public space or pedestrian link receives at least 4 hours sunlight between 10am and 3pm

These controls are inconsistent with the existing controls within the GDCP 2013, to the extent that existing building height and setback controls were developed to specifically ensure maintenance of existing solar access around Kibble Park (see Figure 1 below). The proposed draft GCC DCP controls have reduced these controls from 17m and 20m as shown in Figure 1 to 3m above street wall with any tower component setback 6m.



Figure 1: Existing setback controls (above street wall height) around Kibble Park ensure maintenance of Solar Access

The existing controls for William Street Mall require no additional overshadowing of William Street Plaza greater than at the commencement of the controls. This has been amended to “.....buildings should be designed to limit overshadowing of this key public space...”

The proposed controls for new open space require 50% of any new public space or pedestrian link receives at least 4 hours sunlight between 10am and 3pm which is an improvement on the existing controls which require only 3 hours sunlight between 10am and 3pm on June 21.

The draft GCC DCP provides no controls for other existing open spaces such as Burns Park, Memorial Park and Gosford City Park (Poppy Park). As development of Key Sites Nos. 2 and 6 has the potential to impact on these open spaces, controls should be developed to ensure adequate solar access is maintained.

2. Protection of View Corridors

Council supports the protection of key view corridors from Kibble Park to Presidents Hill and Rumbalara Ridgeline and from other areas within the city.

The proposed controls identify key views within the city and also identify key views and vistas along streets. They require development to be in accordance with the slender tower provisions of the draft GCC DCP and a view analysis must be provided with the development application.

A number of the proposed key view corridors differ from those identified in GDCP 2013. One key view identified in GDCP 2013 is across the Kibbleplex site to Rumbalara ridgeline. This is not identified in the proposed key views in draft GCC DCP, which instead identifies views to each side of the Kibbleplex site as being key views. Existing height controls in GDCP 2013 also ensure that key views to Presidents Hill and Rumbalara are retained.

The proposed view controls when combined with the controls for Key Sites which are only development objectives and allow uncapped variations to building height, are not considered to provide adequate view protection or certainty for the developers or the community.

It is suggested that to provide greater protection of view corridors thereby creating greater certainty for developers and the community, the controls should be reviewed to:

- Identify key sites or areas of sites which are particularly sensitive (as shown in Figure 2) to protection of view corridors and require additional consideration when designing a development;



Figure 2: Example of Possible Controls identifying areas sensitive to protection of view corridors

- Provide controls for preferred tower locations on the key sites to ensure protection of views to ensure towers are located and aligned to maximize views between towers to Rumbalara and Presidents Hill;
- Widen the key view corridors to the sides of Kibbleplex/Market Town to cover the whole or part of the Kibbleplex/Market Town site.
- Protect views to and from heritage items from public places. In particular, there is an additional Key View that needs to be included on Figure 4 Topography, key views and vistas which illustrates the significant view from Gosford War Memorial Park to the waterfront and Brisbane Water, as well from the Cenotaph to the rising sun in the east. These views are critical to the heritage significance of these items and places.

3. Built Form Controls

This section of the draft GCC DCP provides controls for site sizes and exceptions to height and floor space ratio (FSR), setbacks, street wall heights, tower controls and a number of other urban design and building form related matters. It promotes a podium/tower typology throughout the city centre.

The built form controls allow for a street wall height of 2 to 4 storeys depending on location within the city, a two storey component setback 3m from the street wall with any tower component above this setback 6m

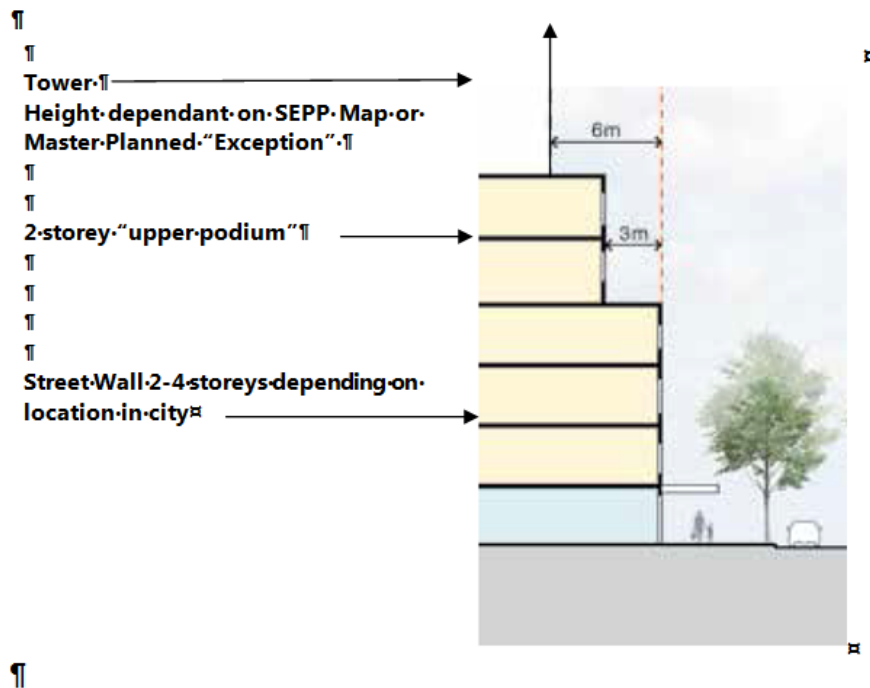


Figure 3: Building Form promoted by draft GCC DCP controls

A 6m setback for "towers" is considered insufficient for tall buildings with potentially uncapped height the result will be a built form which dominates the street. It is suggested that this setback be increased to a minimum of 8m. Additionally as discussed above under solar access the 3m and 6m setbacks are not considered to provide for adequate solar protection in key locations such as Kibble Park. Site specific setbacks should be provided around Kibble Park to ensure solar access is maximised and to minimise the buildings dominance when within Kibble Park.

Clarification is also sought on a number of issues regarding the table attached to Clause 5.1 including:

- Whether FSR above 2:1 for small sites is dependent on provision of commercial development and how this control will work across the varying lot sizes i.e.: how much commercial floor space needs to be provided to receive bonus floor space.
- How will the provision of additional commercial floor space be monitored and maintained, including what mechanisms will be in place to restrict bonus floor space being converted into residential development at a later date.

In response to the podium/tower typology, Council's Economic Development and Project Delivery Business Unit have requested that the maximum GFA for towers for commercial uses be increased from 1500m² to 2000m² to ensure that development is consistent with market trends. It is noted that a 2000m² floor plate does not promote slender tower typologies and the provision of increased floor plates need to be identified and restricted to areas where solar access and view corridors are not primary issues.

4. Key Site Controls

The draft GCC DCP identifies six key sites as outlined above and provides a series of development principles for each site. Development Applications for the key sites will be required to go through a master planning process and are required to develop in accordance with the development principles for the site.

As the development of these sites has been determined by DP&E and the NSW Government Architects Office to be key to the revitalization of Gosford City Centre it is requested that in order to provide certainty for the community and developers that controls for these sites provide more than just development principles. Development controls should be provided for setbacks, preferred tower locations, through site links, wall heights, at a minimum to provide certainty to developers and the community and to ensure high quality design outcomes within the Gosford City Centre.

The GCC DCP should ensure that the open air connection between William Street to Watt Street through the existing Imperial Centre site is provided as a key aspect of the development of this Key Site. As drafted the GCC DCP only requires an internalized link which will not provide the pedestrian connection as identified by the Government Architect.

Development of several of the Key Sites has the potential to adversely affect items of local heritage significance. Key Site 1 is located at 299-305 Mann Street (former Mitre 10 site) and is a local heritage item. The draft GCC DCP acknowledges the heritage listing in the Principles described for this site. However there are no further principles listed that discuss the conservation of this building, assessment of heritage impacts, strategies for development and retention of the item, or potential development incentives encouraging appropriate heritage conservation outcomes. In addition, principles for preparation of a heritage interpretation and public art strategy for the proposed public open space is required. As stated above, more detailed controls are required for the development of this site, which includes comprehensive assessment of the heritage significance of this item.

Key Site 2 at 8-10 Watt Street (Gateway Centre) has been identified as offering "significant urban renewal opportunities". It is stated that the appropriate height for development of the site will be determined through master planning process, including views and overshadowing. The potential heritage impacts on Burns Park on the western side of Mann Street must also be taken into consideration.

Key Site 6 at 26-32 Mann Street is located in the City South character area and in the immediate vicinity of several heritage items including, Gosford War Memorial Park, Rotary Park and the heritage buildings that contribute to the character of South Mann Street. The future height, scale and bulk of the development of this site must also consider potential heritage impacts to these items.

5. Gosford Waterfront Controls (Appendix C)

The GCC DCP adopts through Section 3.43(3) of the Environmental Planning and Assessment Act, 1979, the provisions of Chapter 4.4 of GDCP 2013 as it applies to an area including the former Gosford School Site, Leagues Club, Memorial and Gosford City Park (Poppy Park) and the Broadwater (See Figure 4 below).



Figure 4: Land to which Chapter 4.4 Gosford Waterfront of GDCP 2013 currently applies

As drafted in Appendix C of the GCC DCP, the development principals apply to not only the Broadwater, but other lands including Memorial Park and Gosford City Park (Poppy Park). I



Figure 5: City South Place identified in UDIF

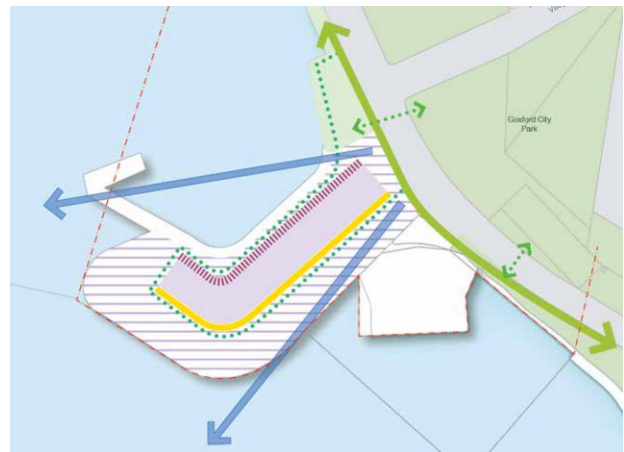


Figure 6: Area identified in Appendix C Gosford Waterfront (Broadwater) of draft GCC DCP

In order to be consistent with the UDIF "place" areas, these controls should be limited to the Broadwater. Furthermore, Appendix C needs a major review so the vision/objectives/controls are relevant to and reflect the desired vision, land uses and outcomes for the reduced area of application.

6. Car parking

Section 7 of the draft GCC DCP outlines Access and Car Parking requirements. This section appears to generally retain Council's existing car parking rates for the city centre.

The Proposed Delivery Mechanisms paper outlined the intention to review car parking standards contained in GLEP 2014 and provide a more flexible approach to car parking in the SEPP (Gosford City Centre). However as the SEPP GCC is yet to be finalized it is unclear whether the car parking rates will be retained in the SEPP. Locating the car parking controls in the DCP rather than the SEPP would however allow greater ability for car parking rates to be varied if required. The submission seeks clarification as to whether the SEPP will contain a car parking control similar to GLEP 2014. It is requested that if the car parking controls are to be located in the DCP that a provision also be provided that require any variation to be supported by a Transport Management Plan. Also if car parking is to be provided off site that there is a planning mechanism to control how this is applied.

In accordance with Council's resolution of 23 July 2018, Council's submission requests that any changes to car parking rates in the Gosford City Centre should not be implemented until a traffic and parking strategy has been developed and adopted by Council.

The land uses in this Table 2 of this section also need to be reviewed to ensure they reflect Standard Instrument LEP terminology.

7. Heritage and Signage

The specific heritage controls at Section 10 of the draft DCP are supported. Section 10.2 refers to controls for heritage items and signage. This section needs to also include controls and recommendations for Heritage Interpretation. Heritage Interpretation is not just limited to signage but a range of strategies that will require submission of a Sign and Heritage Interpretation Strategy rather than just the "Sign Strategy" that is referred to in the draft DCP.

Control 10 refers to specific buildings within the City centre and requires detailed heritage plaques be erected on them. This control is no longer relevant and heritage interpretation of these items should be viewed more holistically as part of a City Centre Heritage Interpretation Strategy.

A number of other detailed comments are also outlined in Council's submission (Attachment 1) and/or highlighted in the marked up copy of the draft GCC DCP attached to this report (Attachment 2).

Internal Consultation

The UDIF reports were circulated internally and where appropriate comments have been incorporated into Council's submission.

Critical Dates or Timeframes

At its meeting of 27 August 2018 it was resolved that Council request:

1. The Department of Planning and Environment extend the public exhibition period on the draft *Gosford City Centre Development Control Plan 2018* until Thursday, 18 October, 2018
2. The Department of Planning and Environment conduct two community consultation workshops to outline the proposed changes in the draft DCP
3. The CEO write to the Minister for Planning with the request outlined in (1) and (2) above

In accordance with Council's resolution a letter was forwarded to the Minister for Planning on 4th September 2018. On 13 September 2018 a response was received from DP&E advising that the exhibition period had been extended until 20 September 2018.

Conclusion

While Council is supportive of the NSW Government's recent focus on supporting the revitalisation of Gosford, Council has a number of concerns regarding the draft GCC DCP planning controls and matters which require further clarification. These matters are outlined in this report and its attachments. Council's submission requests that DP&E consider and address the matters raised prior to finalisation of the GCC DCP.

Link to Community Strategic Plan

Theme 2: Smart

Goal C: A growing and competitive region

C2: Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for business, local residents, visitors and tourists.

Attachments

- | | | | |
|---|---|-----------|-----------|
| 1 | Draft Council Submission Draft Gosford City Centre Development Control Plan FINAL | | D13333413 |
| 2 | Draft Gosford Development Control Plan 2018 Draft for Exhibition - Council Comments Marked up version 11 September 2018 | Enclosure | D13346655 |
| 3 | Draft Gosford Development Control Plan 2018 Draft for Exhibition | Enclosure | D13331648 |



xx September 2018

Mr Greg Sullivan
Central Coast Planning and Coordination Unit
PO Box 1148
GOSFORD NSW 2250

greg.sullivan@planning.nsw.gov.au

Dear Mr Sullivan,

Draft Submission Draft Gosford City Centre Development Control Plan

Thank you for the opportunity to provide a submission on the Draft Gosford City Centre Development Control Plan prepared by the Department of Planning and Environment to support the proposed State Environmental Planning Policy (Gosford City Centre) (GCC SEPP).

Council is supportive of the NSW Government's recent focus on supporting the revitalisation of Gosford and is appreciative of the opportunities presented by the NSW Government's recent funding commitments for infrastructure and public space upgrades within the Gosford City Centre.

This submission is the view of Council, as Council resolved at its Ordinary Meeting of 8 October 2018.

1. Relationship to SEPP and Proposed Planning Pathways

The GCC SEPP is yet to be finalized by DP&E and it is difficult for Council to provide final comment on the draft GCC DCP without knowing the final details of the GCC SEPP, ie: where it applies and the controls it contains. Being able to review both documents at the same time would enable a complete understanding of the documents and how they are proposed to "work" together. Clarification is sought on details relating to:

- the planning pathways for different types/price ranges of development;
- how this document works with the future consolidated DCP and any future amendments to chapters that are being cross referenced;
- in which zones the proposed "exceptions" to height and floor space apply;
- whether it is intended that Council will assess development in the B6 zone as suggested in the Gosford City Centre Revitalisation – Proposed Delivery Mechanisms paper.

Clarification should be provided by the Department on the following:

- will DP&E hold pre DA meetings with developers?

- will developers be able to meet with the CC Design Advisory Panel prior to lodging a DA? This service should be available to all developments in the CBD even if they don't meet the threshold for determination by DP&E;
- what role will Council take (if any) in a Pre DA meeting or in relation to a DA lodged with the Department?

2. Solar Access

The draft GCC DCP provides solar access controls that ensure that following:

- 50% of Kibble Park received 4 hours of direct sunlight between 9am and 3pm
- 70% of Leagues Club Field receives 4 hours of direct sunlight between 9am and 3pm
- 50% of any new public space or pedestrian link receives at least 4 hours sunlight between 10am and 3pm

The draft GCC DCP provides no controls for other existing open spaces such as Burns Park, Memorial Park and Gosford City Park (Poppy Park). As development of Key Sites Nos. 2 and 6 has the potential to impact on these open spaces, it is requested that control be provided to ensure adequate solar access is maintained.

The control relating to William Street mall requires *"buildings to be designed to limit overshadowing of this key public space"*, this is considered to be unclear and it is requested that this be amended to prevent no additional overshadowing of the mall in accordance with Council's existing controls.

It is considered that the solar access controls provide inadequate protection for open spaces from overshadowing. In accordance with Council's resolutions of 14 May and 23 July 2018 it is requested that the solar access controls within the proposed planning instruments (SEPP GCC and GCC DCP) ensure that overshadowing of public spaces not deviate from the current planning controls.

3. Protection of View Corridors

Council supports the protection of key view corridors from Kibble Park to Presidents Hill and Rumbalara Ridgeline and from other areas within the city, these views are what makes Gosford unique.

The proposed controls identify key views within the city and also identify key views and vistas along streets. They require development to be in accordance with the slender tower provisions of the draft GCC DCP and a view analysis must be provided with the development application.

A number of the proposed key view corridors differ from those identified in GDCP 2013. One key view identified in GDCP 2013 is across the Kibbleplex site to Rumbalara ridgeline. This is not identified in the proposed key views in draft GCC DCP, which instead identifies views to each side of the Kibbleplex site as being key views. Existing height controls in GDCP 2013 also ensure that key views to Presidents Hill and Rumbalara are retained.

The proposed view controls when combined with the controls for Key Sites which are only development objectives and allow uncapped variations to building height, are not considered to provide adequate view protection or certainty for the developers or the community.

It is suggested that to provide greater protection of view corridors thereby creating greater certainty for developers and the community, the controls should be reviewed to:

- identify key sites or areas of sites which are particularly sensitive (as shown in Figure 2) to protection of view corridors and require additional consideration when designing a development;



Figure 1: Example of Possible Controls identifying areas sensitive to protection of view corridors

- provide controls for preferred tower locations on the key sites to ensure protection of views to ensure towers are located and aligned to maximize views between towers to Rumbalara and Presidents Hill;
- widen the key view corridors to the sides of Kibbleplex/Market Town to cover the whole or part of the Kibbleplex/Market Town site;
- protect views to and from heritage items from public places. In particular, there is an additional Key View that needs to be included on Figure 4 Topography, key views and vistas which illustrates the significant view from Gosford War Memorial Park to the waterfront and Brisbane Water, as well from the Cenotaph to the rising sun in the east. These views are critical to the heritage significance of these items and places.

4. Built Form Controls

This section of the draft GCC DCP provides controls for site sizes and exceptions to height and FSR, setbacks, street wall heights, tower controls and a number of other urban design and building form related matters. It promotes podium - tower development forms throughout the city centre.

The built form controls allow for a street wall height of 2-4 storeys depending on location within the city, a two storey component setback 3m from the street wall with any tower component above this setback 6m.

A 6m setback for "towers" is considered insufficient for tall buildings with potentially uncapped height the result will be a built form which dominates the street. It is suggested that this setback be increased to a minimum of 8m. Additionally as discussed above under solar access the 3m and 6m setbacks are not considered to provide for adequate solar protection in key locations such as Kibble Park. Site specific setbacks should be provided around Kibble Park to ensure solar access is maximised and to minimise the buildings dominance when within Kibble Park.

Clarification is also sought on a number of issues regarding the table attached to Clause 5.1 including:

- whether FSR above 2:1 for small sites is dependent on provision of commercial development and how this control will work for all sized sites ie: how much commercial floorspace needs to be provided to get how much additional floorspace;
- further clarification is required as to how a variation will be assessed, including what is considered to be a non-residential land use under this clause and how does this clause support revitalisation,

in particular if this clause applies to land where non-residential uses are discouraged due to the location not being in the commercial core of the CBD (i.e. the residential zones);

- transparency around the provision of additional commercial floorspace, how it will be monitored, what will be in place to prevent applicants providing additional commercial floorspace so they can apply for additional height and floorspace, then requesting to convert it to residential at a later date.

5. Key Sites

The draft GCC DCP identifies six key sites as outlined above and provides a series of development principles for each site.

As the development of these sites has been determined by DP&E and the NSW Government Architects Office to be key to the revitalization of Gosford City Centre it is requested that in order to provide certainty for the community and developers that controls for these sites provide more than just development principles. Development controls should be provided for setbacks, preferred tower locations, through site links, wall heights, at a minimum to provide certainty to developers and the community and to ensure high quality design outcomes within the Gosford City Centre.

The GCC DCP should ensure that the open air connection between William Street to Watt Street through the existing Imperial Centre site is provided as a key aspect of the development of this Key Site. As drafted the GCC DCP only requires an internalized link which will not provide the pedestrian connection as identified by the Government Architect.

Development of several of the Key Sites has the potential to adversely affect items of local heritage significance. Key Site 1 is located at 299-305 Mann Street (former Mitre 10 site) and is a local heritage item. The draft GCC DCP acknowledges the heritage listing in the Principles described for this site. However there are no further principles listed that discuss the conservation of this building, assessment of heritage impacts, strategies for development and retention of the item, or potential development incentives encouraging appropriate heritage conservation outcomes. In addition, principles for preparation of a heritage interpretation and public art strategy for the proposed public open space is required. As stated above, more detailed controls are required for the development of this site, which includes comprehensive assessment of the heritage significance of this item.

Key Site 2 at 8-10 Watt Street (Gateway Centre) has been identified as offering "significant urban renewal opportunities". It is stated that the appropriate height for development of the site will be determined through master planning process, including views and overshadowing. The potential heritage impacts on Burns Park on the western side of Manns Street must also be taken into consideration.

Key Site 6 at 26-32 Mann Street is located in the City South character area and in the immediate vicinity of several heritage items including, Gosford War Memorial Park, Rotary Park and the heritage buildings that contribute to the character of South Mann Street. The future height, scale and bulk of the development of this site must also consider potential heritage impacts to these items.

6. Gosford Waterfront Controls (Appendix C)

The existing Chapter 4.4 of GDCP 2013 applies to an area including the former Gosford School Site, Leagues Club, Memorial and Gosford City Park (Poppy Park) and the Breakwater and area of water commonly known as the Broadwater (See Figure 4 below).



Figure 4: Land to which Chapter 4.4 Gosford Waterfront of GDCP 2013 currently applies

As drafted in Appendix C of the GCC DCP, the development principals apply to not only the Broadwater, but other lands including Memorial Park and Gosford City Park (Poppy Park).



Figure 3: City South Place identified in UDIF

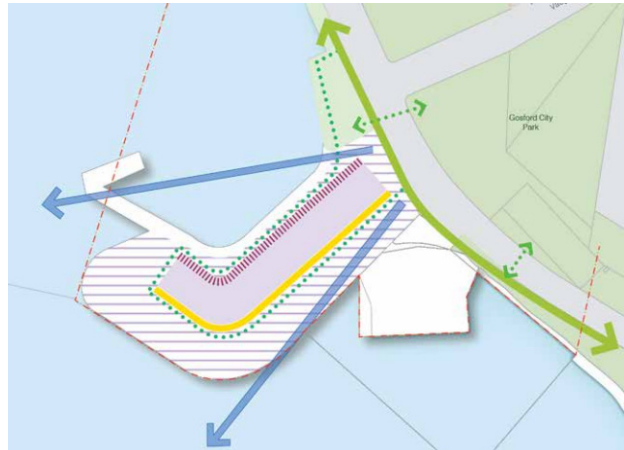


Figure 4: Area identified in Appendix C Gosford Waterfront (Broadwater) of draft GCC DCP

In order to be consistent with the UDIF "place" areas, these controls should be limited to the Broadwater. To avoid confusion the area to which these controls apply should be clarified and a diagram showing the intended area of application of these controls needs to be provided in Appendix C.

Generally Appendix C needs a major review so the vision/objectives/controls are relevant to and reflect the desired vision, land uses and outcomes for the reduced area of application. For example the section currently contains objectives/controls for areas that now sit within the City South place area for example Leagues Club Park, the Avenue and Feature Trees at Grahame Park and Baker Street.

Council's submission also raises concerns, seeks clarification and questions the relevance of some of the controls and proposed uses (such as high density residential development, commercial development and carparking to service commercial development). These uses may have been appropriate when the section of the DCP covered a greater area and included the old Gosford School site but do not seem relevant to the reduced area of application ie: Memorial Park, Gosford City Park (Poppy Park) and the Breakwater. Additionally encouraging commercial/office uses within the reduced waterfront area would appear to conflict with Government Architects recommendations to focus this type of development within the Civic Heart place area.

7. Carparking

Section 7 of the draft GCC DCP outlines Access and Carparking requirements. This section appears to generally retain Council's existing carparking rates for the city centre. However it is noted that the carparking rate of 75m² for commercial development which previously sat in GLEP 2014 is now included in the draft GCC DCP.

The Proposed Delivery Mechanisms paper outlined the intention to review car parking standards contained in GLEP 2014 and provide a more flexible approach to carparking in the SEPP (Gosford City Centre). However as the SEPP GCC is yet to be finalized it is unclear whether the carparking rates will be retained in the SEPP. Locating the carparking controls in the DCP rather than the SEPP would however allow greater ability for carparking rates to be varied if required. The submission seeks clarification as to whether the SEPP will contain a carparking control similar to GLEP 2014. It is requested that if the carparking controls are to be located in the DCP that a provision also be provided that require any variation to be supported by a Transport Management Plan. Also if carparking is to be provided off site that there is a planning mechanism to control how this is applied.

In accordance with Council's resolution of 23 July 2018, Council's submission requests that any changes to car parking rates in the Gosford City Centre should not be implemented until a traffic and parking strategy has been developed and adopted by Council.

The land uses in this Table 2 of this section also need to be reviewed to ensure they reflect Standard Instrument LEP terminology.

8. Environmental Management

Green Building Solutions should be mandatory for all development that is covered by the SEPP and DCP not just those buildings wanting to obtain bonus provisions. An extract of the requirements for former Wyong Shire key sites is provided below as an example: (clause 7.11 (5) of WLEP 2013):

(5) In this clause, *green building solution* means a design, construction or operational solution that significantly reduces or eliminates the negative impact of the building to which it relates on the environment and includes strategies for addressing the following matters:

- (a) energy efficiency,
- (b) greenhouse gas emission abatement,
- (c) water conservation,
- (d) waste avoidance, reuse and recycling,
- (e) pollution prevention,
- (f) enhanced biodiversity,
- (g) reduced natural resource consumption,
- (h) productive and healthier environments,
- (i) flexible and adaptable spaces.

The Design Excellence requirements should include green building solutions/sustainable developments.

The proposed sliding FSR control mechanism refers only to NABERS, which, for apartments, rates only the energy and water efficiency of the common areas. To drive sustainability outcomes, and address the sustainability requirements in the Residential Apartment Design Guide, a more comprehensive rating scheme is required, such as GBCA Green Star Multi Unit Residential. Alternatively, specific conditions regarding the following should be included in the DCP;

- energy efficiency of residential dwellings;
- water efficiency of individual dwellings (e.g. BASIX Water +10);
- solar thermal design, natural ventilation and solar access;
- provide a target and scoring methodology based on GBCA Green Star Multi-Unit Residential Rating Tool;
- use of recycled materials, re-use of existing materials and use of sustainable materials;
- a target and scoring methodology based on GBCA Green Star Multi-Unit Residential Rating Tool.

Noting the increasing ability to achieve energy efficiency of in new developments (e.g. BASIX Energy +10), and the rate of over compliance with BASIX across the State, it is recommended that residential apartment buildings in Gosford City Centre be required to exceed the regulated BASIX target by 10 points

Attached to this submission is a copy of the draft Gosford City Centre Development Control Plan which has been marked up with minor comments and suggested amendments.

Thank you for the opportunity to provide feedback on Draft Gosford City Centre Development Control Plan. Council looks forward to working collaboratively with the NSW Government to deliver a vibrant and sustainable Gosford City Centre – the Regional Capital of the Central Coast.

Yours faithfully

Scott Cox
Director Environment and Planning
Central Coast Council

Item No: 4.1
Title: Meeting Record of the Catchments and Coast Committee - Tuggerah Lakes held on 29 August 2018
Department: Governance



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13332360
Author: Kelly Drover, Advisory Group Support Officer
Manager: Peter Ham, Unit Manager, Waterways and Coastal Protection
Executive: Boris Bolgoff, Acting Director, Assets, Infrastructure and Business

Report Purpose

To note the meeting record of the Catchments and Coast Committee – Tuggerah Lakes held on 29 August 2018.

Recommendation

That Council receive the report on the Meeting Record of the Catchments and Coast Committee - Tuggerah Lakes held on 29 August 2018

Background

The Catchments and Coast Committee – Tuggerah Lakes held a meeting on Wednesday, 29 August 2018. The Meeting Record of that meeting is attached to this report for Council's information.

The Catchments and Coast Committee – Tuggerah Lakes Meeting Record is being reported to Council in accordance with the relevant Terms of Reference.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

Attachments

- | | | |
|----------|--|-----------|
| 1 | Draft Catchments and Coast Committee Tuggerah Lakes Meeting Record
29 August 2018 | D13332355 |
|----------|--|-----------|

Draft Catchments and Coast Committee Tuggerah Lakes Meeting Record 29 August 2018



Location:	Central Coast Council Wyong Office Committee Room 2 Hely Street, Wyong	
Date:	29 August 2018	
Time	Started at: 2.01pm	Closed at: 4.04pm
Chair	Councillor Doug Vincent	
File Ref	F2018/00098	

Present:

Mayor Jane Smith, Councillor Doug Vincent, Councillor Louise Greenaway, Councillor Jilly Pilon, Michael Campbell, Doug Darlington, Robert Davies, Graham Hankin, Marlene Pennings, Samantha Willis

External Agencies:

Lara Davis – NSW Office of Environment and Heritage, Neil Kelleher – NSW Office of Environment and Heritage, Peter Scanes – NSW Office of Environment and Heritage

Also present were:

Ben Fullagar – Section Manager Coastal Protection, Peter Ham – Unit Manager Waterways and Coastal Protection, Zoie Magann – Advisory Group Support Officer, Vanessa McCann – Ecologist, Nicole McGaharan – Ecologist, Peter Sheath – Section Manager Waterways

Item 1 Apologies

No Apologies

Item 2 Disclosure of Interest

Councillor Greenaway previously declared a less than significant non-pecuniary interest as a former Board Member of the Community Environment Network (CEN).

Item 3 Confirmation of Previous Meeting Record

The Advisory Group confirmed the Meeting Record from 27 June 2018.

Draft Catchments and Coast Committee – Tuggerah Lakes Meeting Record
29 August 2018



Item 4 Presentation from Peter Scanes – Office of Environment and Heritage

Peter Scanes from the Office of Environment and Heritage (OEH) provided a presentation on estuaries and the work Council and OEH have been doing together, including the Tuggerah Lakes Estuary Report Card.

The Tuggerah Lakes Estuary Report Card 2017 was distributed to the Advisory Group for them to keep. It was noted that Councillors would be provided with a briefing on the 2018 Report Card once it becomes available later in the year.

Action: The presentation provided by Peter is to be distributed to all Advisory Group members. Peter confirmed the presentation is not confidential and can be shared. The slides showing the water quality data results and the final slide on the wrack removal strategy are to be excluded from this distribution.

Action: A staff member from the Education team is to be invited to a future meeting to provide an update on the environmental education program 'Love our Living Lakes' which is advertised through The Entrance and Tuggerah cinemas.

Item 5 New Marine Park Proposal - Feedback Submissions

Item deferred to a future meeting.

Item 6 Current Priorities: Waterways and Coastal Protection Unit

Staff from the Waterways and Coastal Protection Unit gave an update on current priorities including the Wrack and Algae Collection Program, Gross Pollutant Traps (GPTs), Current Flood Studies, and the Wyong Coastal Zone Management Plan.

It was noted there was an error on the Current Flood Studies slide showing the Floodplain Management Programs, and that the boundary should be extended to include the Dooralong area.

Action: The Advisory Group requests that staff present data on the nutritional value of wrack at a future meeting, to provide insight into alternative methods of disposal.

Action: The Advisory Group requests that staff provide clarification on the tipping costs associated with wrack disposal, the Australian Native Landscapes (ANL) transactions that take place, and how legislation guides this.

Action: The Advisory Group requests that staff provide a briefing on the proposed wrack removal strategy at a future meeting.

Action: The Advisory Group requests that staff provide an overview of the cleaning data for Gross Pollutant Traps (GPTs), including the operation cleaning cycles and how much is removed, at a future meeting.

Action: Staff from Waterways and Coastal Protection to liaise with Roads Transport and Drainage to enquire if there are any plans to seal Hereford Road in Berkeley Vale, and then report back to the Advisory Group at a future meeting.

Draft Catchments and Coast Committee – Tuggerah Lakes Meeting Record
29 August 2018



Item 7 Environmental Grant Funding Opportunities

Item deferred to a future meeting.

Item 8 Wyong River Floodplain Risk Management Study and Plan

The Advisory Group considered a report prepared by staff on the Wyong River Floodplain Risk Management Plan.

Action: The Advisory Group requests a briefing session on the draft Wyong River and Ourimbah Creek Floodplain Risk Management Plans, so that the Group can consider supporting the Plans for public exhibition.

Action: The above briefing session is to be provided as an extraordinary meeting in September, for the duration of one hour.

Item 9 Summary of 2018/19 Budget

Item deferred to a future meeting.

Item 10 General Business and Close

No general business was discussed.

The meeting closed at 4.04pm

Next Meeting: **Wednesday 19 September (Extraordinary Meeting)**
 3:30pm – 5:30pm
 Wyong Council Level 2 Function Room

Item No: 4.2
Title: Niche Tourism - Volunteer and Research Tourism
Department: Connected Communities



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13336364

Author: Sue Ledingham, Unit Manager Community Engagement

Executive: Julie Vaughan, Director, Connected Communities

Summary

This report responds to the Mayoral Minute raised at the 18 December 2017 Ordinary Meeting regarding Niche Tourism – Volunteer and Research Tourism.

Recommendation

That Council receive the report on Niche Tourism - Volunteer and Research Tourism.

Background

Council, at its ordinary meeting on 18 December 2017 resolved the following Mayoral Minute, part thereof:

826/17 Council investigates how niche tourism initiatives such as "volunteer / research tourism" might contribute to Council's broader tourism strategy, and reports to Council on related opportunities by July 2018.

Council has an opportunity to leverage niche tourism sectors, such as volunteer and research tourism, by incorporating strategies which target niche sectors while undertaking the scheduled activities of Council's broader tourism strategy. This is including, but not limited to, completing actions identified in the Central Coast Destination Management Plan (CCDMP) such as the development of the Tourism Opportunity Plan.

The Tourism Opportunity Plan is a direct deliverable of the CCDMP which will identify possible infrastructure and priority projects that will provide a substantial and positive impact on the visitor economy of the Central Coast.

By investigating how volunteer and research tourism might contribute to Council's broader tourism strategy through inclusion in aspects of the priority projects identified within the Tourism Opportunity Plan, and while working towards other appropriate strategies and goals outlined in the CCDMP, these niche tourism initiatives will strengthen Council's broader tourism strategy.

The Central Coast Destination Management Plan 2018-2021 (CCDMP) is the strategic framework for tourism on the Central Coast. It leads all actions for Council's broader tourism strategy for the region. Through the delivery of the CCDMP any actions encompassing niche or major tourism trends, which have the ability to positively affect the local visitor economy, can be investigated.

Niche tourism refers to how a specific tourism sector can be leveraged to positively impact the visitor economy of a region. The niche tourism sectors of volunteer and research tourism can be defined as tourism in which travellers undertake voluntary or research activities to help communities or the environment in the places they are visiting.

Current Status

The development of the Tourism Opportunity Plan is underway with one workshop completed with Councillors and a further report to Council in 2018.

Investigation of the niche tourism sectors of volunteer and research tourism and how they can strengthen the visitor economy will be undertaken at the same time as the specific activities outlined below are developed. These activities have been identified as contributors towards Council's broader tourism strategy:

CCDMP Strategic Priority 2: Encourage Visitor Dispersal:

- This strategy includes a 2019-2021 action to develop an Eco and Rural Tourism Opportunities Study of which the niche tourism sectors of volunteer and research tourism will be included.

CCDMP Priority 3: Boost Community Support through Tourism Employment:

- This strategy includes a long term action to investigate the opportunity for the Central Coast Council to be recognised as a National Surfing Reserve of which the niche tourism sectors of volunteer and research tourism will benefit from.

CCDMP Goal 3: Leverage natural and built assets to continue to grow core markets:

- This will focus on using the Central Coast's existing natural assets and will be measured through growing customer satisfaction and any increases in number of activities participated in by visitors including those associated to the niche tourism sectors of volunteer and research tourism.

And, the development of the Tourism Opportunity Plan:

- This plan will outline priority infrastructure projects for the Central Coast, some of which will be conducive to attracting visitors interested in the niche tourism sectors of volunteer and research tourism.

Link to Community Strategic Plan

Theme 2: Smart

Goal C: A growing and competitive region

C4: Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly.

Attachments

Nil.



Item No: 4.3
Title: Response to Notice of Motion - Cash Flow Statements
Department: Finance and Information

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13320465

Author: Vivienne Louie, Unit Manager, Financial Performance

Executive: Brian Glendenning, Executive Manager, Governance

Report Purpose

To provide Council with a response to Notice of Motion – Cash Flow Statements.

Recommendation

That Council receive the report on Response to Notice of Motion – Cash Flow Statements.

Context

At the Ordinary Council Meeting on 23 July 2018 Councillor Gale Collins moved the motion and Council resolved the following:

That Council provide briefings on the high level cash flow statements and rolling forecast against the Operational Budget, prior to releasing the Quarterly Budget Review Statements and then review the effectiveness of that information.

Current Status

A draft cash flow statement was presented to Councillors at the Councillor briefing held on Monday 13 August 2018 and it was agreed that the cash flow statement would be provided to Council quarterly in accordance with the resolution made on the 23 July 2018.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

G4: Serve the community by providing great customer experience, value for money and quality services.

Critical Dates or Timeframes

The first cash flow statement will be provided as part of the Quarter 1 2018-19 reporting to Councillors.

Attachments

Nil.



Item No: 5.1
Title: QON - Q30/18 - Accusations
Department: Assets, Infrastructure and Business

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13234382

Author: Peter Ham, Unit Manager, Waterways and Coastal Protection

Manager: Brett Sherar, Unit Manager, Open Space and Recreation

Executive: Boris Bolgoff, Acting Director, Assets, Infrastructure and Business

QON - Q30/18 - Accusations

The following question was asked by Councillor Chris Holstein at the Ordinary Meeting on 9 April, 2018 :

Accusations made in public forum this evening. Request that Councillors be advised of staff response to claims as a matter of urgency.

This question is in relation to Mr Pat Aiken's address on item 6.2 - Notice of Motion - Council's Increasing Confidential Reporting at Ordinary Meeting 9 April 2018.

Only a partial record of this address is available on Council's website, and it is therefore unclear what the requested response to "accusations" is actually referring to. However, based on the publicly available video and audio record of the Council meeting, following is a summary of the issues raised:

1 What are Rates and Charges based on?

Rates

The total amount of ordinary and special rates Council can levy is defined by legislation. Through recent amendments to the *Local Government Act 1993*, the NSW Government has implemented a rate path freeze for merged Councils which includes Central Coast Council. This means that Council is required to maintain the rate path that was last applied by the former Gosford City and Wyong Shire Councils. This will apply until 30 June 2020.

The freeze in the rate paths is not a freeze on the amount Council can levy by way of rates. The Independent Pricing and Regulatory Tribunal (IPART) has approved an annual "rate peg" increase, which mean that Council's permissible rates income for 2018-19 is the sum of the rates income for each of the former local government areas within Central Coast Council's local government area, as if the amalgamation had not occurred, plus the allowable rate peg set by IPART. For 2018-19, IPART approved a rate peg of 2.3% as the allowable increase in Council's permissible rates income.

Council must use the most current unimproved land values when calculating ordinary and special rates. These values are provided by the NSW Valuer General (VG), the independent statutory authority responsible for determining land values in NSW. The latest values provided by the VG and being used for levying rates in 2018-19 have a base date of 1 July 2016.

Water, Sewerage and Drainage Service Charges

Central Coast Council's water, sewerage and drainage services and a number of its associated ancillary services are declared monopoly services under s. 4 of the *Independent Pricing And Regulatory Tribunal Act 1992*. Council's prices must therefore be set in accordance with any Independent Pricing and Regulatory (IPART) determined methodologies and/or maximum prices, and are subject to approval by the relevant Minister.

All prices for water, sewerage, drainage and ancillary services for 2018-19 have been calculated in accordance with IPART's Water Determinations May 2013 for the former Councils. Following the formation of Central Coast Council, IPART has extended the period of application for the May 2013 determinations until 30 June 2019. This means that the Council's maximum 2016-17 prices, as specified in the 2013 determinations, will continue to apply until 30 June 2019.

Domestic Waste Management Charge

Central Coast Council provides domestic waste management services including weekly domestic waste (red) bin collection, alternate fortnightly recycling (yellow) and vegetation (green) bin collection and six free kerbside collections per annum.

Any amounts charged to residents for the domestic waste management service is "restricted for purpose", which means Council can only recover the cost of providing the service from residents without any profit. Any unspent funds must be restricted and used only to pay for the costs of providing domestic waste management services.

Water and Sewer Usage Charges

Water and Sewer Usage Charges for 2018-19 have been calculated in accordance with IPART's Water Determinations issued in May 2013 for the former Councils. Following the formation of Central Coast Council, IPART has extended the period of application for the May 2013 determinations until 30 June 2019. This means that the council's maximum 2016-17 prices, as specified in the 2013 determinations, will continue to apply until 30 June 2019.

2 Why do we have such a large surplus for the Water Corporation in the Financial Statements?

Central Coast Council's Water Supply Authority net operating result, excluding capital income for the 2016-17 statutory reporting period was \$12.8 million.

Due to the amalgamation of former Gosford City and Wyong Shire Councils on 12 May 2016, the 2016-17 Financial Reports for Central Coast Council's Water Supply Authority represent the financial performance from 13 May 2016 to 30 June 2017 and financial position as at 30 June 2017. This is not a traditional financial year reporting period as it covers 13.5 months instead of the usual 12 months.

The Audit Office of New South Wales completed an audit of the Water Supply Authority Financial Reports. They concluded that the reports gave a true and fair view of the financial position of the Water Supply Authorities as at 30 June 2017. The reports were prepared in accordance with the Local Government Act and Regulations, Australia Accounting Standards and the Local Government Code of Accounting Practice.

Aside from the impact of the nontraditional reporting period, actual water demand was higher than the forecast, leading to increased water sales and income for the statutory reporting period.

3 Council has a program for The Entrance dredging but none for the entrance to Brisbane Waters.

The dredging at The Entrance is an action in the Tuggerah Lakes Estuary Management Plan required to be completed by Council. It has various benefits outlined in this Plan including maintaining water exchange between the Tuggerah Lakes and the ocean and some minor flood relief benefits. It is not completed for the purposes of navigation, which is the main driver for the requested dredging of the channel into Brisbane Water between Little Box Head and Half Tide Rocks. More recently the NSW Government announced that it would be completing emergency dredging to reinstate ferry operations and access to other vessels at Ettalong. Council has also recently been advised that it was successful in a grant application associated with the Ettalong Area.

4 Request for the report on the June storms at Wamberal Beach be made available to the public via Council's website.

The *Wamberal Beach Storm Erosion Report – July 2016* is accessible on Council's Website under the Access to Information tab and can be located on the Proactive Release of Council Information page.

5 Council's response to Asbestos dumping on Wamberal beach.

This matter will be addressed in a further report to Council, with a comprehensive briefing provided to Councillors on 17 September 2018.

Attachments

Nil.

Item No: 5.2
Title: QON - Q62/18 - Asbestos
Department: Assets, Infrastructure and Business



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13327796
Author: Ben Fullagar, Section Manager, Coastal Protection
Manager: Peter Ham, Unit Manager, Waterways and Coastal Protection
Executive: Boris Bolgoff, Acting Director, Assets, Infrastructure and Business

5.2 QON - Q62/18 - Asbestos

The following question was asked by Councillor Jilly Pilon at the Ordinary Meeting on 14 May 2018:

In relation to recent reports on the ABC, there was a resident that said they had picked up asbestos and handed it in to surf life savers. I was wondering if that was actually recorded and logged through asbestos management procedures, and was the material disposed of appropriately? When we actually found out about it first washing in and when was it handed to surf life savers?

Although it is unclear exactly which incident of suspected asbestos material is being referred to, all materials collected or handed into Council staff have been logged in the Council record management system and disposed of appropriately to Council's landfill.

Attachments

Nil.



Item No: 5.3
Title: QON - Q107/18 - Register of Art
Department: Connected Communities

8 October 2018 Ordinary Council Meeting

Author: Phil Cantillon, Unit Manager Leisure and Lifestyle
Executive: Julie Vaughan, Director Connected Communities

5.3 QON - Q107/18 - Register of Art

The following question was asked by Councillor Kyle MacGregor at the Ordinary Meeting on 9 July 2018:

Does Council have a register of all Council owned displayed or administrated art and what management plans of the like do we have regarding the storage, display, purchase or sale of Council owned or administrated artwork?

Council currently has a register of 1,396 owned artworks and artefacts in its combined regional collection, which is valued at approximately \$1.1 million.

The former Gosford City Council managed its art collection at the Gosford Regional Gallery via guidelines detailed in the Gallery Art Collection Policy and Procedure Manual, which addresses issues such as storage, displays, purchases and sales. In the former Wyong Shire Council there was the Art Purchases Policy.

Staff are currently in the process of developing a Central Coast Arts Collection Policy and Procedure and this is due for completion in the next few months. There is also an allocation in the 2018/19 Capital Works Program to purchase a new art collection software package to improve the data collection and reporting functionality.

Attachments

Nil.

Item No: 5.4
Title: QON - Q121/18 - Wamberal Beach - Terminal Protection Committee
Department: Assets, Infrastructure and Business



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13317218

Author: Peter Ham, Unit Manager, Waterways and Coastal Protection

Manager: Brett Sherar, Unit Manager

Executive: Boris Bolgoff, Acting Director, Assets, Infrastructure and Business

5.4 QON - Q121/18 - Wamberal Beach - Terminal Protection Committee

The following question was asked by Councillor Jilly Pilon at the Ordinary Meeting on 23 July 2018:

Councillors received written notice that they aren't allowed to be on the committee but can receive a briefing. Can I ask that all Councillors are brought up to speed as to where that committee is up to please?

A briefing, to update Councillors on the status of the Wamberal Terminal Protection – Project Working Group, was held on 17 September 2018.

Attachments

Nil



Item No: 5.5
Title: QON - Q122/18 - Daily Collections of Asbestos from Wamberal to Terrigal Beach
Department: Assets, Infrastructure and Business

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13315431
Author: Peter Ham, Unit Manager, Waterways and Coastal Protection
Manager: Brett Sherar, Unit Manager, Open Space and Recreation
Executive: Boris Bolgoff, Acting Director, Assets, Infrastructure and Business

5.5 QON - Q122/18 - Daily Collections of Asbestos from Wamberal to Terrigal Beach

The following question was asked by Councillor Pilon at the Ordinary Meeting on 23 July 2018:

Are the reports of asbestos findings from the community and the daily collection of asbestos from Wamberal to Terrigal beaches by Council being logged before being disposed of? If so, is it possible to make these findings available to Councillors and the public on a regular basis please? Eg. Monthly on the Council website and/or report to Councillors.

Daily collections, including any material handed in by members of the public, are included in Council's asbestos register.

Council does not intend to put the asbestos register on Council's website, but will provide Councillors with updates, reports and briefings when appropriate, as was provided on 17 September 2018.

Attachments

Nil.

Item No: 5.6
Title: QON - Q135/18 - Coal Alliance
Department: Finance and Information



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13317716

Author: Vivienne Louie, Unit Manager, Financial Performance

Executive: Brian Glendenning, Executive Manager, Governance

5.6 QON - Q135/18 - Coal Alliance

The following question was asked by Councillor Rebecca Gale Collins at the Ordinary Meeting on 13 August 2018:

Can Council ensure the \$200,000 given to the Australian Coal Alliance appears below the line - not in the operational budget?

On 28 May 2018 Council resolved as follows:

492/18 That the Council provide funding of \$200,000 to Australian Coal Alliance Incorporated for the specific purpose of engaging a suitable expert(s) to provide evidence in the proceedings in respect of the issues of concern to the Council, noting leave must first be granted in the judicial review proceedings for such expert evidence to be presented.

That \$200,000 funding was provided for in the adopted budget the 2017-18 financial year.

There is no impact on the 2018-19 financial year operational budget.

Attachments

Nil.



Item No: 6.1
Title: Notice of Motion - Major Water Park Opportunity Investigations for the Central Coast
Department: Councillor

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13345240

Author: Bruce McLachlan, Councillor
Jilly Pilon, Councillor

Councillors McLachlan and Pilon have given notice that at the Ordinary Council Meeting to be held on 8 October 2018 they will move the following motion:

- 1 That Council recognises the current window of opportunity that exist as Regional first mover north for the establishment of a major Water Theme Park and associated tourism opportunities as a major addition to tourism amenity for the Central Coast.***
- 2 That Council acknowledges the rapid technological advancements and roll out world wide of new Wave Park technology, and that other Regional Councils are currently investigating similar options.***
- 3 That Council acknowledges the business plan of these Wave Parks will favour first movers in the industry, and like all major infrastructure sporting facilities, there will only be a limited number of Wave Parks/ Water Parks built in Australia.***
- 4 That Council now instructs the Chief Executive Officer to provide a report on possible sites that could be made available to the industry as an EOI tender.***
- 5 That Council invites current industry and qualified parties both private and public to discuss possibilities of procuring a major new attraction for the Central Coast.***

Councillors Note

Regional Plan Tourism
Regional Plan Youth Employment

Attachments

Nil.

Item No: 6.2
Title: Notice of Motion - Mannering Park/Chain Valley Bay Shared Pathway
Department: Councillor



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13346031

Author: Jillian Hogan, Councillor

Councillor Hogan has given notice that at the Ordinary Council Meeting to be held on 8 October 2018 she will move the following motion:

- 1 That Council notes that the Mannering Park/Chain Valley Bay shared pathway along the foreshore is not included in the Pedestrian Access and Mobility Plan nor the Bike Plan for future funding and priority.***
- 2 That Council notes that community groups have continually engaged with staff, having attended all workshops and had the second highest response on the coast to the interactive heat map process.***
- 3 That Council notes that the community provided Council with the results of a survey conducted with local residents with over 1000 signatures supporting the foreshore link.***
- 4 That Council notes the foreshore link meets all the objectives articulated in both the exhibited plans Vision Statements.***
- 5 That Council request the Chief Executive Officer review the plan/s and provide further consultation with community members and community groups to establish the safest and preferred shared pathway route.***
- 6 That Council includes Mannering Park/Chain Valley Bay shared pathway as a priority area for future funding.***

Attachments

Nil.

Item No: 6.3
Title: Notice of Motion - Coastal and Estuary Grants
Department: Councillor



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13346064

Author: Rebecca Gale Collins, Councillor

Jilly Pilon, Councillor

Councillors Gale Collins and Pilon have given notice that at the Ordinary Council Meeting to be held on 8 October 2018 they will move the following motion:

That Council submit a compliant application for Coastal and Estuary Grants in all identified hotspot locations across the Central Coast region including Terrigal, Wamberal, The Entrance North, Norah Head and Noraville.

Attachments

Nil.

Item No: 6.4
Title: Notice of Motion - Central Coast Dredging
Department: Councillor



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13346087

Author: Troy Marquart, Councillor
Rebecca Gale Collins, Councillor

Councillors Marquart and Gale Collins have given notice that at the Ordinary Council Meeting to be held on 8 October 2018 they will move the following motion:

- 1 That Council note the recent announcement by the NSW Government of an \$1.225 million contribution through the Rescuing Our Waterways program towards the new long-term solution for Ettalong Channel. Implementation of the grant is overseen and matched dollar-for-dollar by Council.***
- 2 That Council request the Chief Executive Officer take a pragmatic approach and work with State Government on a 5 year dredging solution plan, which includes an action timeline on the actual maintenance dredging scope of works funded under the Rescuing Our Waterways program.***
- 3 That Council request the Chief Executive Officer advise and create a detailed report confirming the dredging requirements across the relevant waterways within the total Central Coast region. This report should consider the greater Brisbane Water Estuary (including Woy Woy channel, Paddy's channel, Lintern channel, Cockle channel, Empire Bay, Davistown, Kincumber Broadwater) as identified in the Brisbane Water Estuary CZMP and its associated studies. Council's plans and timeframe to fund and conduct this dredging should be confirmed.***
- 4 That Council request the Chief Executive Officer develop a business case to advise the financial viability of Central Coast Council owning or leasing a suitable dredge that could meet the Central Coast region's long-term dredging requirements and that could also be contracted to other authorities***
- 5 That Council make representation to Busways requesting short term bus transportation from Hardys Bay to Ettalong to Patonga whilst ferries are diverted due to Chanel conditions.***

Attachments

Nil.



Item No: 6.5
Title: Notice of Motion - Proposed Sale of 1 Warren Road Warnervale
Department: Councillor

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13345758

Author: Louise Greenaway, Councillor

Councillor Greenaway has given notice that at the Ordinary Council Meeting to be held on 8 October 2018 she will move the following motion:

- 1 That Council requests the Chief Executive Officer to bring a report to Council by the Ordinary Meeting of 26 November 2018 in relation to listing for sale 1 Warren Road, Warnervale, being an area of 15.77 ha and part of Lot 3 DP 10007500, being the site of the formerly proposed Australian Chinese Theme Park. The Report is to include:**
 - i) whether it is recommended that the land be sold through an expressions of interest process (EOI), a tender process (Tender), sale at auction (Auction), or sale at market value;**
 - ii) identification of the estimated current market value price as determined by a valuation assessment;**
- 2 That Council indicates its intention to apply the proceeds of sale to specific purposes rather than having the monies be paid into general revenue and that the specific purposes will be subject to discussion and a further resolution of Council.**

Attachments

Nil.

Item No: 6.6
Title: Notice of Motion - Extension to Affordable Housing Strategy Exhibition
Department: Councillor



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13346380

Author: Bruce McLachlan, Councillor

Councillor McLachlan has given notice that at the Ordinary Council Meeting to be held on 8 October 2018 he will move the following motion:

- 1 That Council acknowledges that the Affordable Housing Scheme report by Judith Stubbs recognises some recommendations for some major changes to residents amenities including rezoning of low rise suburbs to allow new generation high rise boarding houses, reduction of lot sizes to 200 square meters and other major changes to current resident amenities.***
- 2 That Council acknowledges that this major change would require adequate public consultation and public meetings as, traditionally, social and public housing is a major resident rejection received by Councillors and the residents need to have adequate consultation in proposed changes to their suburbs.***
- 3 That Council recognises the Central Coast currently has a major higher percentage of lower social economic demographics than the Sydney region and calls for doubling our public housing rates does not take this current higher percentage into effect.***
- 4 That Council recognises our unemployment rates are 20% higher than NSW and we do not have in place the employment strategies to offer these increased welfare dependent residents adequate employment opportunities.***
- 5 That Council acknowledges the local business concerns of current low disposable income from residents that is restricting economic growth and Council must consider the effects of adding more low income demographics into our already struggling economy.***
- 6 That Council has to date supported residents in their objections to major boarding house developments such as Ettalong and Ourimbah and an adoption of this affordable housing policy is a major shift in Councils principle support of upholding residents objections to this style of development.***

- 7 That Council appreciates the current peak property cycle conditions causing unaffordability rates in housing. Council acknowledges this is a State responsibility and any affordable housing policy by Council is an optional policy for Council to pursue and accordingly our residents must be fully informed of the Councils intended changes.***
- 8 That Council extend the Affordable Housing Strategy Exhibition for a further 90 days.***

Attachments

Nil.

Item No: 6.7
Title: Notice of Motion - Key Iconic Sites
Department: Councillor



8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13346466

Author: Jilly Pilon, Councillor
Greg Best, Councillor

Councillors Pilon and Best have given notice that at the Ordinary Council Meeting to be held on 8 October 2018 they will move the following motion:

That Council extend the provisions of the Key Iconic Sites in WLEP 2013 as part of the consolidated LEP process.

Attachments

Nil.



Item No: 6.8
Title: Notice of Motion - Mystery Shop to test Council Services
Department: Councillor

8 October 2018 Ordinary Council Meeting

Trim Reference: F2018/00020-04 - D13346639

Author: Greg Best, Councillor

Councillor Best has given notice that at the Ordinary Council Meeting to be held on 8 October 2018 he will move the following motion:

- 1 That Council recognises the importance of effective communications particularly around the delivery of a wide range of services and the need to assess and continually improve these services.***
- 2 That Council, with this understanding and in line with good governance principles, now seeks to formally test its efficiencies by engaging independent industry specialists to 'Mystery Shop Council' with a view to gauging efficiencies.***
- 3 That Council request the Chief Executive Officer report the findings of this market sampling to Council with recommendations for Councils consideration and the provision of further resources where need be.***

Councillors Note

Councillors it is my view that specific services to be reviewed should be identified by a full Council.

Attachments

Nil.