

JRPP No:	2009NTH012
DA No:	DA 2009/0443
PROPOSED DEVELOPMENT:	5 Storey Health Services Facility, Refreshment Room and Basement Carpark - 21 Gore Street, Port Macquarie
APPLICANT:	Chris Jenkins Design Architect Pty Ltd
REPORT BY:	Ben Roberts Development Assessment Planner, Port Macquarie-Hastings Council

Assessment Report and Recommendation

PRECIS

This report considers a development application for a 5 storey health services facility. Refreshment room and basement carpark at Lot 1 DP 758853, 21 Gore Street, Port Macquarie.

The application is being reported to the Joint Regional Planning Panel because it is classified as "regional development" pursuant to Clause 13 B (1) (i) of the SEPP, being development that has a capital investment value of more than \$5 million for the purposes of a health services facility.

Adjoining property owners were notified of the application and an advertisement placed in the local paper exhibiting the development for fourteen (14) days. During the exhibition period no submissions were received by Council.

RECOMMENDATION

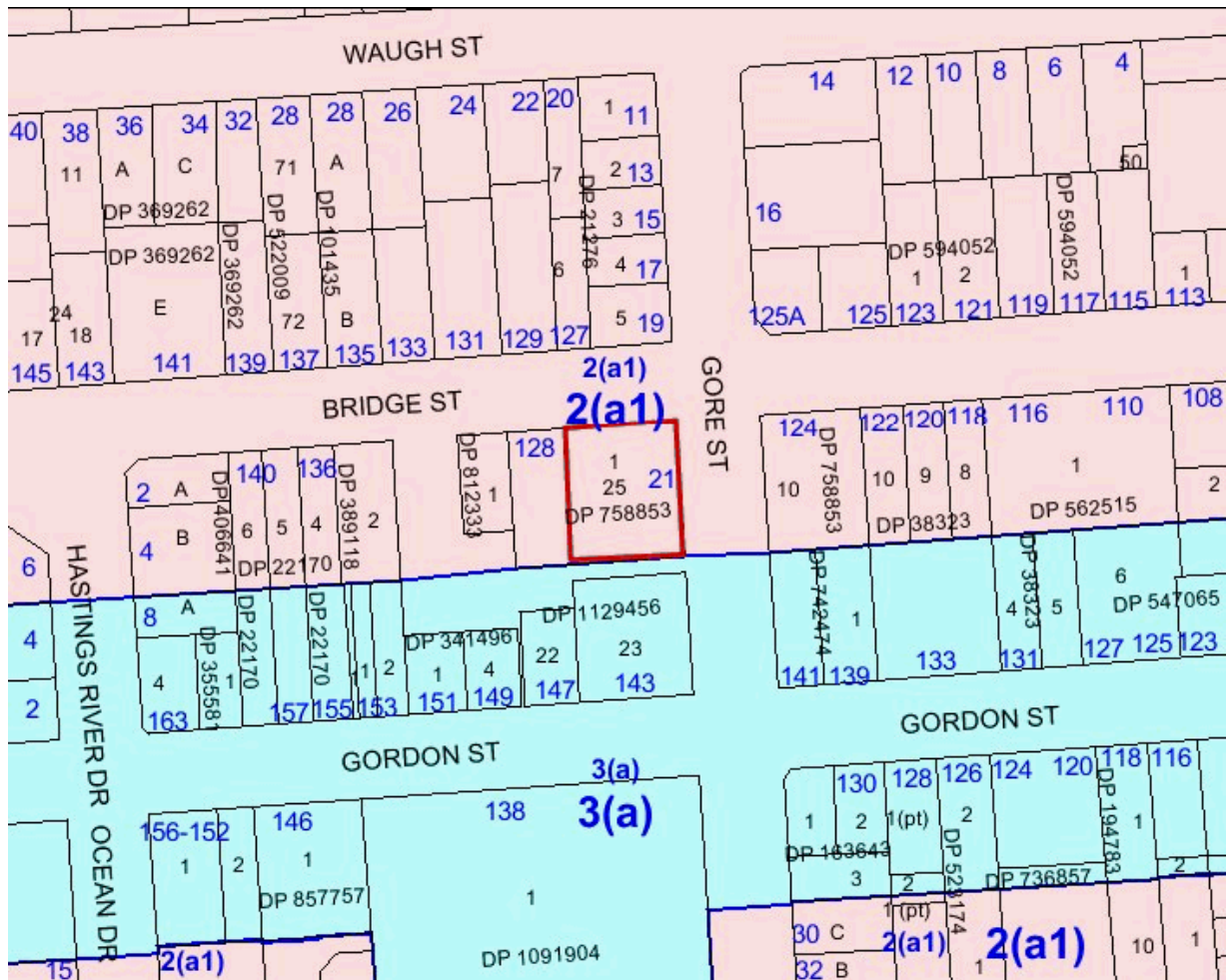
That DA 2009/0443 for a 5 storey health services facility, refreshment room and basement carpark at Lot 1, DP 758853, No. 21 Gore Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

1. BACKGROUND

Existing sites features and Surrounding development

The site has an area of approximately 2088.5m² and is vacant.

The site is zoned 2(a1) Residential in accordance with the Hastings Local Environmental Plan 2001 as shown in the following zoning plan:

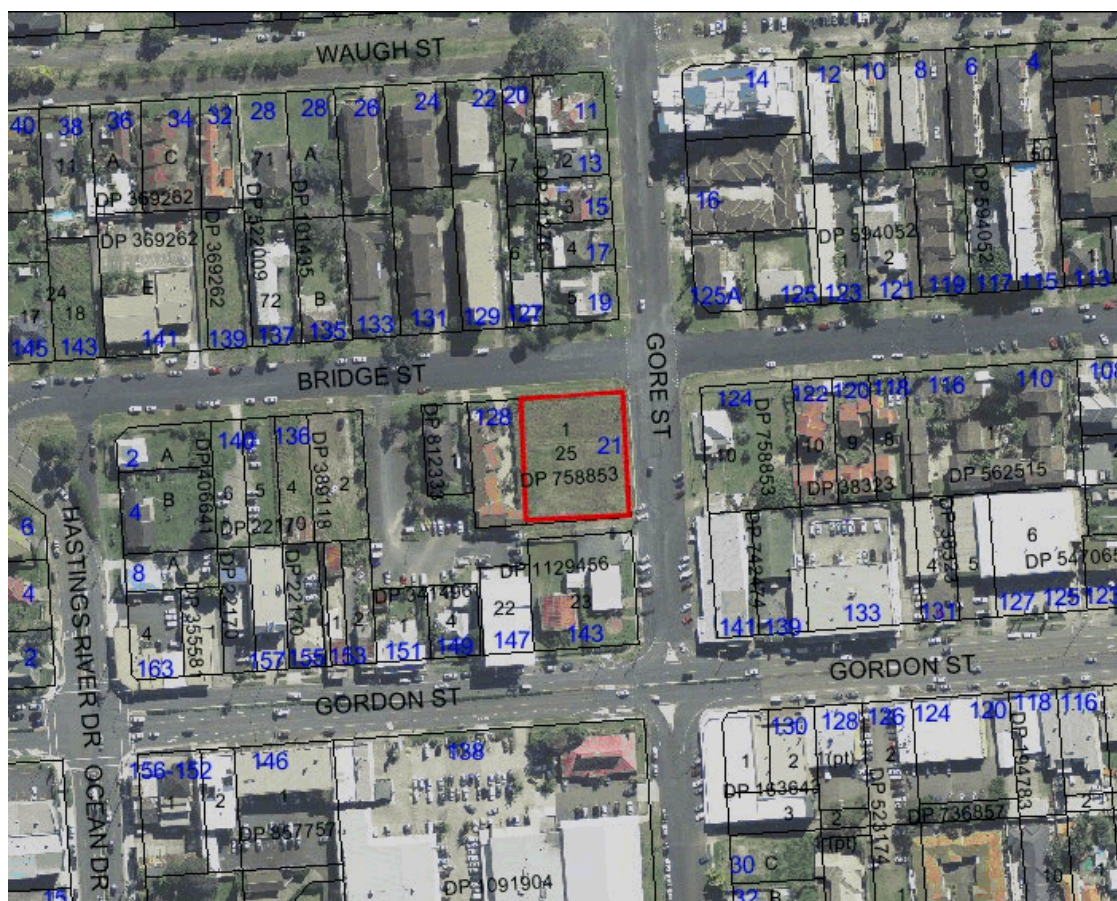


This site is surrounded by residential development to the north, west and east. Directly adjoining to the west are residential townhouses. The site adjoins the general business zone to the south.

The site has frontage to both Gore Street and Bridge Street. Access is proposed to the basement carpark from Bridge Street, adjacent to the northern boundary, and the ground floor carpark from the laneway off Gore Street.

The site slopes from south to north with approximately 3 metres fall.

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



2. DESCRIPTION OF DEVELOPMENT

The key aspects of the proposed development are as follows:

- 5 storey health services facility
- 4 levels incorporating 2 tenancies. Total of 8 tenancies
- Ground floor refreshment room (cafe)
- Ground floor carpark (29 spaces)
- Basement carpark (32 spaces)
- Laneway on southern boundary with layover for 2 parking spaces

Attachments - site plans and elevations

Refer to attachments at the end of this report.

Application Chronology

- 18 November 2009 - Application lodged
- 27 November - 14 December 2009 - Exhibition via local newspaper & neighbour notification
- 24 November 2009 - Additional information request
- 24 November 2009 - JRPP notified
- 2 December 2009 - Some additional information provided
- 21 December 2009 - Some additional information provided
- 11 February 2010 - JRPP briefing meeting

- 25 February 2010 - Follow-up letter outstanding information (Noise & Traffic Assessments)
- 13 April 2010 - Additional information submitted

3. STATUTORY ASSESSMENT

Section 79C Matters for Consideration

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

- (a) The provisions (where applicable) of:**
(i) any Environmental Planning Instrument:

SEPP 55 – Remediation of Land

In accordance with clause 7, following an inspection of the site and a search of Council records, the subject land is not identified as being potentially contaminated and is suitable for the intended use. The requirements of this SEPP are therefore satisfied.

SEPP 64 - Advertising and Signage

No signage has been included in the application.

SEPP 71 – Coastal Protection

The site is located within a coastal zone as defined in accordance with clause 4.

Having regard to clauses 8 and 12 to 16 inclusive the proposed development will not result in any of the following:

- any restricted access (or opportunities for access) to the coastal foreshore;
- any identifiable adverse amenity impacts along the coastal foreshore and on the scenic qualities of the coast;
- any identifiable adverse impacts on any known flora and fauna (or their natural environment);
- subject to any identifiable adverse coastal processes or hazards;
- any identifiable conflict between water and land based users of the area;
- any identifiable adverse impacts on any items of archaeological/heritage; and
- reduce the quality of the natural water bodies in the locality.

In particular, the site is cleared and located within an area zoned for residential purposes.

Refer to the assessment table attached to this report for compliance with specific requirements of this SEPP.

The requirements of this SEPP are therefore satisfied.

SEPP (Infrastructure) 2007

The provisions of this SEPP apply to the proposed development.

In accordance with Division 10 the proposal is defined as a 'health services facility'. In accordance with the SEPP the definition of a health services facility is provided below:

health services facility means a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

- (a) day surgeries and medical centres,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) facilities for the transport of patients, including helipads and ambulance facilities,
- (e) hospitals.

Health services facilities are permissible with development consent on land within a prescribed zone. The land is within a prescribed zone.

It is noted that the provisions of this SEPP prevail over Council's Local Environmental Plan.

SEPP (Major Development) 2005

The application is being reported to the Joint Regional Planning Panel as it is classified as "regional development" pursuant to Clause 13B(1)(b)(i) of the SEPP, being development that has a capital investment value of more than \$5 million for the purposes of a health services facility.

North Coast Regional Environmental Plan

In accordance with clause 2, the proposal is consistent with the aims of this REP.

In accordance with clause 32B (2), the proposal will not contravene any of the aims, objectives or strategic requirements of the following:

- (a) *the NSW Coastal Policy 1997,*
- (b) *the Coastline Management Manual, and*
- (c) *the North Coast: Design Guidelines.*

In accordance with clause 32B (3), the proposal will not impede public access to the nearby foreshore.

In accordance with clause 32B (4), the proposal will not result in beaches or adjacent open space being overshadowed before 3pm midwinter (standard time) or 6.30pm midsummer (daylight saving time).

In accordance with clause 47, the site for the proposed development is located where it can be adequately serviced by the transport system and is accessible from urban areas.

In accordance with clause 66, adequate community and welfare services will be available to the land.

In accordance with clause 81, there is a sufficient foreshore open space which is accessible and open to the public within the vicinity of the proposed development, the proposed building will not detract from the amenity of the waterway, and the development is consistent with the principles of any foreshore management plan applying to the area.

The requirements of this REP are therefore satisfied.

Hastings Local Environmental Plan 2001

In accordance with clause 9, the subject site is zoned 2(a1) Residential. The proposed development for a Health Services Facility is best defined as Medical Centre for the purposes of the LEP, which is a permissible land use with consent in the 2(a1) Residential zone.

It should be noted that the definition of a medical centre, under the HLEP 2001, restricts the number of practising health care practitioners to three (3) in the 2(a1) Residential zone. However, the provisions of the Infrastructure SEPP 2007 place no restriction on the number of practitioners to medical centres. The provisions of the Infrastructure SEPP 2007 prevail. Refer to Infrastructure SEPP 2007 assessment for definition of health services facility.

The cafe proposed within the development is considered to be ancillary to the overall medical use but it should be noted that such land uses (refreshment rooms) are permissible in the 2(a1) Residential zone.

The objectives of the 2(a1) zone are as follows:

(a) To identify land suitable for residential purposes.

Comment: The land is zoned 2(a1) Residential and has been identified for residential purposes. Health services facilities are a permissible form of development within the 2(a1) zone. Note overriding provisions of the Infrastructure SEPP 2007.

(b) To ensure the provision of services and facilities associated with residential land uses or which are unlikely to affect residential amenity.

Comment: The proposal will provide medical related services and facilities to residents of the wider Port Macquarie community. Based on the location of the site and surrounding landuses it is anticipated that the proposed health services facility is unlikely to adversely impact on the residential amenity of the area.

(c) To ensure a variety of housing choice.

Comment: The proposal is not for residential/housing purposes. The proposal will provide health related services that will compliment the variety of housing choices that exist within close proximity to the site. i.e residential flat buildings, unit complexes, townhouses etc.

(d) To enable appropriate development where allowed with consent.

Comment: The proposal is a form of permissible development within the 2(a1) zone. The proposed development is suitable for the site.

In accordance with clause 13, satisfactory arrangements are available for water supply and facilities for removal/disposal of sewage and drainage to the proposal.

The requirements of this LEP are therefore satisfied.

Any draft instruments on applies or on exhibition pursuant to Section 47(b) or 66(1) (b):

Draft Port Macquarie-Hastings Local Environmental Plan 2010

It is proposed to zone the subject site R3 - Medium Density Residential. The proposed use is best defined as a 'Health Services Facility' and is permissible with consent in the R3 zone. The proposal is not inconsistent with the draft zone objectives.

The relevant development standards of the draft LEP 2010 are:

Floor Space Ratio (requirement 1.8:1). The proposed floor space ratio is 1.82:1. The proposal is inconsistent in this regard. The objectives of the FSR clause is as follows:

- (a) to regulate density of development and generation of vehicular and pedestrian traffic,
- (b) to encourage increased building height and site amalgamation at key locations, and
- (c) to provide sufficient floor space for high quality development for the foreseeable future,
- (d) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality.

The proposal is considered to be consistent with the objectives of the FSR clause. The variation is considered minor and does not lead to adverse built form or density.

Minimum lot size (requirement 1000m²). The lot is 2088.5m² in area. The proposal is consistent.

Height of Building (requirement 17.5m). The proposed height is 18.75m. The proposal is inconsistent in this regard. The objectives of the height of buildings clause is as follows:

- (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (c) to minimise the adverse impact of development on heritage conservation areas and heritage items,
- (d) to allow sunlight access to key areas of the public domain by ensuring that further overshadowing of parks and community places is avoided or limited during nominated times,
- (e) to provide high quality urban form for all buildings,
- (f) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this plan,
- (g) to ensure the preservation of view corridors that are significant for historic and urban design reasons.

Clause 5.6 enables variation to height standards to enable architectural roof features. The proposal is considered to be consistent with the objectives of the height of buildings clause and Clause 5.6 for the following reasons:

- The variation is considered to be relatively minor.
- Consistent with the intended 5-storey scale on the site.
- The commercial nature of the use has necessitate greater floor to ceiling levels.
- No floor space projects above 17.5m (i.e roof feature)
- No adverse overshadowing attributed to height.
- The protrusion is not a result of an advertising structure.

(iii) any Development Control Plan in force under Section 72:

Port Macquarie Hastings DCP 2006

DCP 11 - Gordon Street

The applicant is proposing to access the development via a laneway in accordance with DCP 11.

It is noted that the proposed laneway is on Council land. Council's Property Division have assessed previous applications for a similar use of the laneway and have supported the dedication and construction of the laneway.

DCP 18 – Off-street Parking Code

The provisions of this plan apply to the proposal. The applicable carparking rates are as follows:

Outside commercial zones refreshment rooms require one (1) car parking spaces per 6m² of serviced floor area.

The proposal includes a cafe on the ground floor approximately of approximately 106.8m² in serviced floor area. This equates to 17.8 spaces being required for the cafe component of the proposal.

Medical centres require three (3) spaces per consultant + one (1) space per two (2) employees.

Each level will comprise two (2) separate tenancies (i.e two (2) consultants) and four (4) employees within each tenancy (i.e eight (8) employees per level). This equates to sixteen (16) spaces being required for each level. There are (4) four levels proposed which equates to a total of sixty-four (64) spaces being required for the medical centre component of the proposal.

In total eighty-two (82) spaces are required under the provisions of DCP 18.

The basement carpark will provide 32 spaces. The ground floor carpark will provide 29 spaces and the layover on the northern side of the proposed laneway incorporates 2 spaces. In total the development proposes to provide sixty-three (63) car spaces on the site. This is a shortfall of nineteen (19) onsite car parking spaces from Council's requirements.

Section 94 contributions are proposed to be levied in accordance with the Gordon Street Carparking Plan (refer to condition).

It is noted that no disabled spaces have been nominated. For medical centres the plan requires at least 3% of total spaces, or part there of, to be designated as disabled spaces. Accordingly, two (2) spaces are to be designated as disabled spaces in accordance with AS 2890.1:2004.

A review of the plan indicates that such spaces are capable of being provided through amalgamation of spaces or minor design of basement and/or ground floor parking layout. This is considered capable of being conditioned.

DCP 40 - Advertising of Development

The proposed development has been publicly exhibited via neighbour notification / advertisement in the local newspaper in accordance with the requirements of this DCP.

DCP 41 – Building & Construction & Site Management

The proposal is capable of compliance with the building construction and site management requirements of this DCP subject to standard conditions of consent recommended as appropriate.

DCP 49 – Westport Precinct

The site is located within the area covered by this plan. The purpose of this plan is to guide future development within the Westport area and assist in the preparation and assessment of development applications. Refer to assessment table attached to this report for complete assessment. The site is located in Block 4 for the purposes of this plan.

It should be noted that the design principles of this plan, for this particular site, have been developed primarily for a residential flat building. Accordingly the majority of controls will not apply to the proposed health services facility.

(iiia) any planning agreement that has been entered into under Section 93f or any draft planning agreement that a developer has offered to enter into under Section 93f:

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

iv) any matters prescribed by the Regulations:

New South Wales Coastal Policy

The proposed development is consistent with the objectives and strategic actions of this policy.

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

Context & Setting

Adjoining the site to the north is Bridge Street. Adjoining the site to the east is Gore Street. Adjoining the site to the south is an unformed laneway, existing single dwelling and visitor information centre. Adjoining the site to the west is a set of residential villas. The building is adequately setback from the residential property to minimise potential impacts. Extensive planting in the deep soil zone would further compliment this transition.

The Westport precinct is undergoing transition. The proposal is considered to appropriately respond to the desired future character of the area and is not considered to have a significant adverse impact on the natural environment.

Access, Transport & Traffic

Council's Engineering section have carried out a review of the application and Traffic Impact Assessment conducted by RoadNet that accompanied the application. A summary of their comments are provided as follows:

Roads

Bridge Street is a dedicated public road (aligned 3.66, 22.86, and 3.66 from DP) with SA K&G under the care and control of Council. Bridge Street has a 30.18 metre road reserve and allows parallel parking on both sides of the street.

Gore Street is a dedicated public road (aligned 3.66, 22.86, and 3.66 from DP) with SA K&G under the care and control of Council. Gore Street has a 30.18 metre road reserve and allows 45-degree rear to kerb angle parking on both sides of the street.

An unformed public road, 6 metres wide, i.e. future laneway from Gore Street to Council's carpark, abuts the southern boundary of the site. The applicant will be required to construct this laneway (design by David Johnson already approved)

The existing car park facility for Council's old Visitor Centre (Lot 23, DP 1129456) encroaches in the road (laneway) reserve. Modifications to the centre's carpark may be required, depending on Council's proposed use of their site, but it will need to be at Council's cost.

Traffic

Based upon the RTA's *Guide to Traffic Generating Developments*, traffic generation for the proposed development is anticipated to generate 3,113 daily trips determined based upon the following:

- 112.7 m² Café: 68 daily trips (based upon restaurant land use)
- 3,459.5 m² Medical Centre: 3,045 daily trips (based upon extended hours medical centre and assuming pm traffic is 10% of daily traffic)

The traffic consultant has estimated 3625 vehicles per day.

Employee parking is proposed (by architect) for the basement car park (off Bridge Street), and visitor parking is anticipated for the ground floor (off laneway) and in Council's carpark. This is contrary to that assumed by the traffic consultant but there is sufficient information provided in the report to assess the impact of the actual proposal. Visitor parking will be short term with regular turnover of vehicles while the employer parking will be long term parking.

Local bus service is available on Gordon Street with access via the Council carpark and public pathway to the bus stop.

Access

Vehicular access is proposed through two driveways. Access to a 29-space surface car park is proposed off a new lane to be constructed between the site and Council's existing car park south of the site. The second driveway located on Bridge Street is proposed provide access to a 32-space basement car park. As a medical facility parking is defined as a Class 3 facility. Access ramps and driveways are required to comply with AS 2890.1 and 2890.2.

A new laneway is to be constructed from Gore Street to Council's existing car park west of the site as part of the application. The applicant should note that there is an existing electricity pole in Gore Street that may need to be relocated clear of the laneway.

Service vehicle accesses and plans are not shown for the development. Considering the nature of the proposed use, service vehicles could be small and able to access through the basement carpark.

Pedestrian access into the premises is proposed from both Gore Street and Bridge Street. The main access is from Gore Street. Footpath paving will be required for the full frontage of Gore & Bridge Streets.

The new laneway will have no separate pedestrian facilities from the carpark to Gore Street, i.e. pedestrian footpath. The development will incorporate a 3.0 metre wide cover footway (within property) for part of the laneway frontage but this need to be extended to the western boundary of the site with the provision of a access ramp.

Parking

The current site plan provides 32 underground car parking spaces, 29 ground level spaces, and 2 parallel parking spaces adjacent to the new lane way for a total of 63 spaces. Layover parking in the lane way should be designed in accordance with parallel parking requirements defined in AS/NZS 2890.1.

Note: The two parking areas are not interconnected. Because manoeuvring area within both of the parking areas (effectively blind aisles) it will be necessary to install automatic advisory signage advising of the availability of parking spaces before the driver enters the carpark.

Refer to DCP 18 for details and calculations. Parking provided shall comply with AS/NZS 2890.1 a and disabled parking shall comply with AS/NZS 2890.6. (currently in draft DR 04021)

Column placement for the basement and ground floor car park does not comply with AS/NZS 2890.1. Parking or column placement should be revised to accommodate the standard parking envelope defined in AS/NZS 2890.1.

Manoeuvring

Both car parks are configured as blind aisle, which will require vehicles to turn around if spaces are not available. Available spaces will not be known until patrons enter the parking facility. The architect has advised that the parking areas cannot be interconnected and that the introduction of manoeuvring areas within each would reduce the number of available spaces. It is recommended that automatic advisory signage advising of the availability of parking spaces before the driver enters the carpark be located at both entries.

Sweep paths and manoeuvring templates need to be conducted into and out of both car park facilities to verify adequate turning radii for entering and exiting vehicles into and out of the car park facilities.

Pedestrians

A 1.2-metre wide pedestrian footpath is proposed for the full frontage of the development (Gore and Bridge Streets). The main pedestrian access for the site is proposed through Gore Street.

A covered footway is proposed for path of the laneway frontage. This footway needs to be extended to the western boundary with access ramp to provide safe pedestrian access to Council's carpark.

The proposal will be unlikely to have any adverse impacts in terms access, transport and traffic. The existing road network will satisfactorily cater for any increase in traffic generation as a result of the development.

Public Domain

The proposal does not negatively impact on the public domain.

Utilities

Water, sewer and communication services are available to the site. Sewerage facilities are available but will require extension at no cost to council to serve the proposed development.

Councils' records indicate the existing junction is located adjacent to the western boundary of the site. The level on an adjacent manhole is higher than the basement carpark fixtures and consequently will not drain the development.

Due to the scope of the development it will be necessary to discharge all sewage to a new or existing manhole.

Any abandoned junctions are to be capped off at Council's main.

Stormwater

Stormwater issues for the site area as follows:

- The site is within the catchment of a severe drainage hot spot, i.e. Waugh & Hollingworth Streets. For this reason on-site stormwater detention is required. The concept plan submitted includes OSD within the north-eastern corner of the site in 2 control pits.
- Provision has already been made to collect the stormwater runoff from the public car park and adjoining Gordon Street properties with the construction of a pipeline that drains the area to the older system located at the Gore & Bridge Street intersection. As with proper engineering design, the overflow potential was also considered with the intention of

redirecting this flow down the future laneway to Gore Street rather than maintain the existing flowpath through the subject site. If the driveway off the laneway is not correctly designed, the driveway could become the overland flowpath directing surface flows into the ground floor of the development.

Water

This development can be served from the existing 150mm AC water main on the same side of Gore Street.

Final water service sizing for the proposed developments will need to be determined by a hydraulic consultant to suit the domestic and commercial components of the development, as well as addressing fire service and backflow protection requirements.

The architects associated with the development should be advised of the need for the provision of building recesses or other suitable locations for water meter, fire service and (if required) a fire hydrant booster system and be aware of the scale and aesthetics of the metering installations.

The individual metering of each tenancy is recommended. Should this be required then contact is to be made with Council's Water Supply Section prior to finalization of hydraulic plans.

The proposed development will be unlikely to have any adverse impacts on water resources and the water cycle. Standard erosion and sedimentation control conditions would apply.

Soils

No known contamination risk exists on the site. Not identified as acid sulphate soils. The proposed development will be unlikely to have any adverse impacts on soils in terms of quality, erosion, stability and/or productivity subject to a standard condition requiring erosion and sediment controls to be in place prior to and during construction.

Air & Micro-climate

Impacts are considered consistent with that expected of a typical residential flat building. The operations of the proposed development will be unlikely to result in any adverse impacts on the existing air quality or result in any pollution.

Flora & Fauna

Site is cleared of trees. No adverse impact on flora and fauna.

Waste

Capable of being managed. The type of wastes produced will depend on the type of health service provided in each tenancy. Any clinical or special wastes generated will need to be collected, stored and disposed of by a licensed contractor.

Energy

BASIX does not apply to this form of development. Building enjoys positive northern orientation to maximise passive solar heating.

Noise & Vibration

Council's Environmental Health Officer has provided the following comments:

Potential exists for externally mounted plant to create a noise nuisance for nearby residents. The applicant has provided a Noise Impact Assessment which was prepared by Reverb Acoustics, dated 26 March 2010, which makes recommendations regarding the installation of

plant, particularly since the exact details & location of all plant to be installed is not known at this stage.

The Noise Impact Assessment indicates that noise levels at nearby sensitive receivers will be satisfactory as long as the plant installed is as advised and a 2100mm high barrier on the plant deck is provided. The recommendations made in the Noise Impact Assessment would need to be adhered to and ensure compliance with relevant criteria.

Advice is recommended that if the plant deck is covered (entirely or partially), that Noise Control Recommendation b) on page 5 of the Noise Impact Assessment be referred to prior to work commencing.

The proposed hours of operation are as follows:

- 7:30am to 8pm - Monday to Friday
- 8am to 4pm - Saturdays
- 8am to 1pm - Sundays and Public Holidays

The proposed hours are considered acceptable.

It is considered unlikely that the proposed development will have any significant adverse noise impacts, subject to the imposition of the recommended conditions of consent.

Natural Hazards

Not flood prone or bushfire prone. No there natural hazards identified. No adverse impacts.

Safety, Security & Crime Prevention

The proposed development will be unlikely to create any concealment/entrapment areas or crime spots that would result in a loss of safety or security in the area. The site benefits from natural surveillance from both Gore and Bridge Streets.

Social Impact in the Locality

The provision of medical related facilities in the area is considered to provide for positive social impact.

Compliance or Otherwise with the DDA

Condition to comply with Building Code of Australia.

Economic Impact in the Locality

No adverse economic impacts identified. The medical services will provide for additional employment opportunities and positive economic impact.

Site Design and Internal Design

The proposed development design satisfactorily responds to the site attributes and will fit into the locality. No adverse impacts likely.

Construction

No potential adverse impacts identified to neighbouring properties with the construction of the proposal. Construction times would be limited via conditions of consent.

Cumulative Impacts

The proposal is considered consistent with planned high density development for the precinct.

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

(c) The suitability of the site for the development:

The site is considered suitable for the proposed development:

- It is consistent with the desired future character of the area as expressed in DCP 49.
- No adverse site constraints or impacts identified
- Acceptable access and traffic impact
- Any identified negative externalities are considered capable of being managed and conditions have been applied as necessary.

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

No submissions were received following completion of the required public exhibition of the application.

(e) The Public Interest:

The proposed development will be in the wider public interest with the provision of appropriate medical related facilities.

The proposed development satisfies relevant planning controls and is not considered to be contrary to the general public interest. Public safety is unlikely to be adversely compromised.

4. DEVELOPMENT CONTRIBUTIONS APPLICABLE

- Development contributions will be required towards augmentation of town water supply and sewerage system head works under Section 64 of the Local Government Act 1993.
- Development contributions will be required under Section 94 of the Environmental Planning and Assessment Act 1979 in accordance with Gordon Street Car Parking Contribution Plan.

Refer to draft contribution schedule attached to this report.

5. CONCLUSION

The application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

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

The site is suitable for the proposed development, is not contrary to the public's interest and will not have a significant adverse social, environmental or economic impact. Consequently, it is recommended that the application be approved, subject to the conditions of consent provided in the attachment section of this report.

ATTACHMENTS

PLANS
RECOMMENDED CONDITIONS
ASSESSMENTS

DEVELOPMENT APPLICATION

FOR

PROPOSED HEALTH SERVICES FACILITY

LOCATION
21 - 25 GORE STREET PORT MACQUARIE, NSW 2444

DATE
16th NOVEMBER 2009

ARCHITECTURAL DRAWINGS:

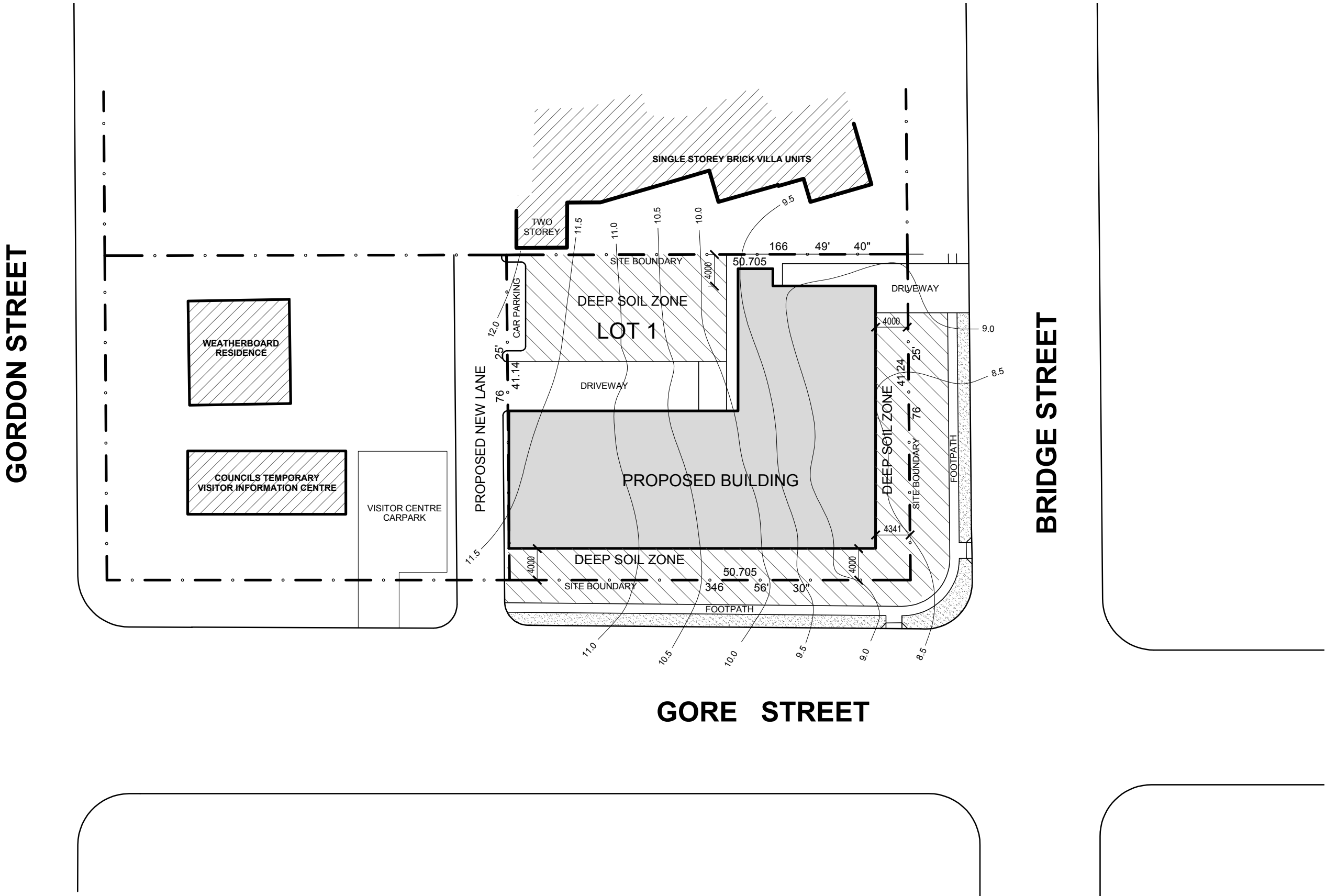
0902_DA01	SITE PLAN	1:500
0902_DA02	BASEMENT CAR PARK	1:100
0902_DA03	GROUND FLOOR CAR PARK	1:100
0902_DA04	LEVEL 1 TENANCY	1:100
0902_DA05	LEVEL 2 TENANCY	1:100
0902_DA06	LEVEL 3 TENANCY	1:100
0902_DA07	LEVEL 4 TENANCY	1:100
0902_DA08	ROOF PLAN	1:100
0902_DA09	EAST & NORTH ELEVATIONS	1:100
0902_DA10	WEST & SOUTH ELEVATIONS	1:100
0902_DA11	SECTION A - A	1:100
0902_DA12	SUN SHADOW DIAGRAMS	1:500
2009_201/C01	STORMWATER LAYOUT PLAN	1:100
2009_201/C02	STORMWATER CALCULATIONS	1:200

SCHEDULE OF AREAS

FLOOR LEVEL	GROSS FLOOR AREA (GFA)
GROUND FLOOR	75.8m²
LEVEL 1 TENANCY	984.5m²
LEVEL 2 TENANCY	1046.9m²
LEVEL 3 TENANCY	1026.0m²
LEVEL 4 TENANCY	666.4m²
TOTAL GFA	3799.6
SITE AREA	2088.5
FLOOR SPACE RATIO	1.82

SCHEDULE OF TENANCY AREAS

FLOOR LEVEL	AREA
GROUND FLOOR	
CAFE & OUTDOOR TERRACE	112.7m²
LEVEL 1 TENANCY	
TENANCY 1	423.6m²
TENANCY 2	493.8m²
LEVEL 2 TENANCY	
TENANCY 3	477.0m²
TENANCY 4	500.6m²
LEVEL 3 TENANCY	
TENANCY 5	456.6m²
TENANCY 6	500.6m²
LEVEL 4 TENANCY	
TENANCY 7	293.4m²
TENANCY 8	313.9m²
TOTAL AREA	3572.2m²



SITE PLAN

NOTES:

	EXISTING BUILDINGS
	DEEP SOIL ZONES
	PROPOSED BUILDING

42 BULLER STREET PORT MACQUARIE, NSW 2444
T (02) 6584 1740
F (02) 6584 2904

PROJECT NORTH

chris jenkins design

architecture + interiors

PROJECT

PROPOSED
HEALTH SERVICES
FACILITY

LOCATION

21 - 25 GORE ST
PORT MACQUARIE
NSW 2444

TITLE

SITE PLAN

SCALE
1:500

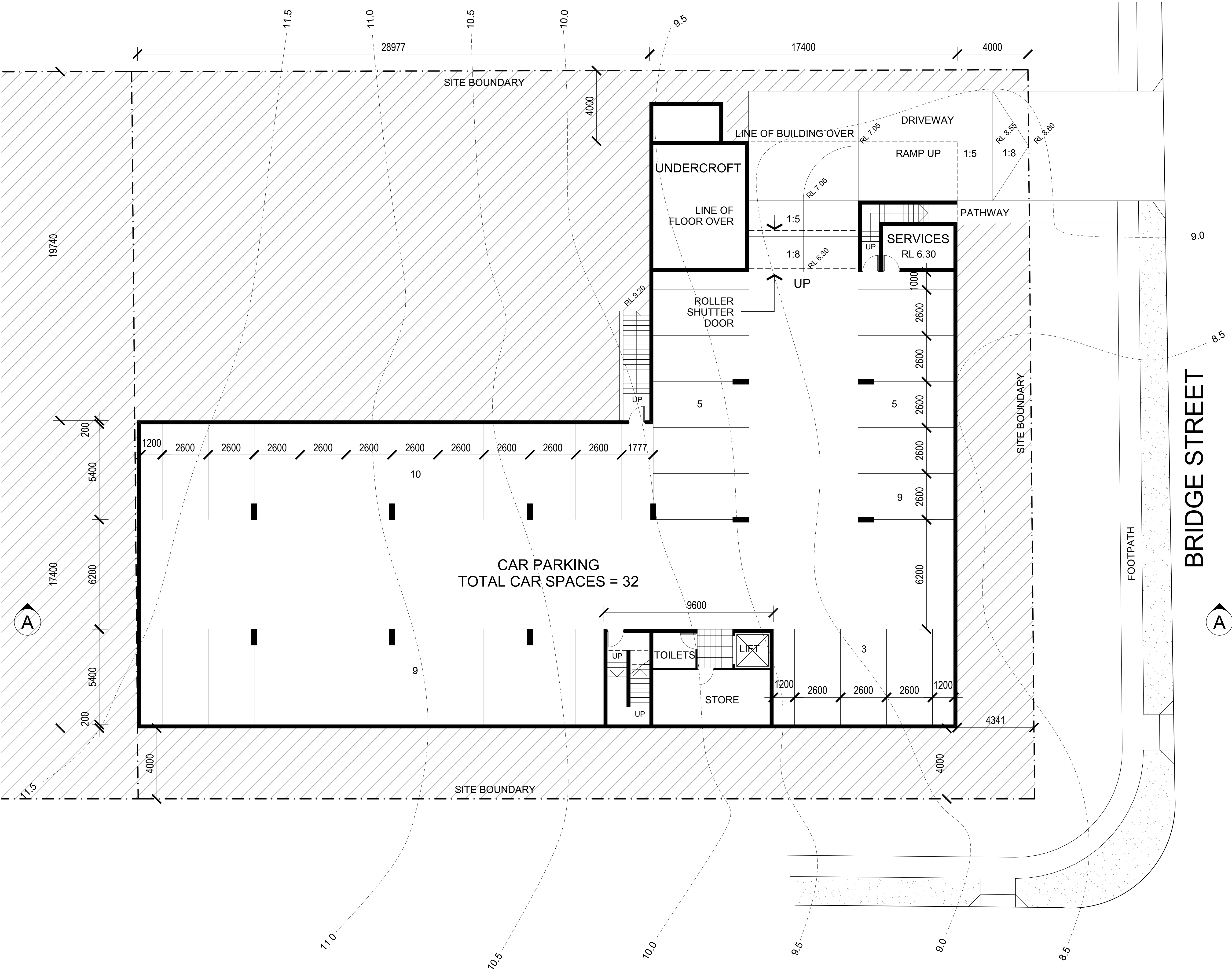
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0902

SERIES NUMBER
DA01

ISSUE
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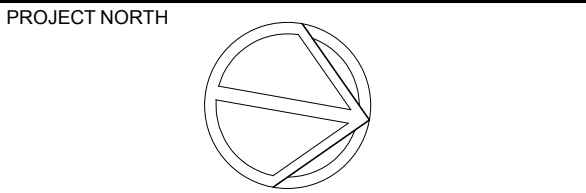
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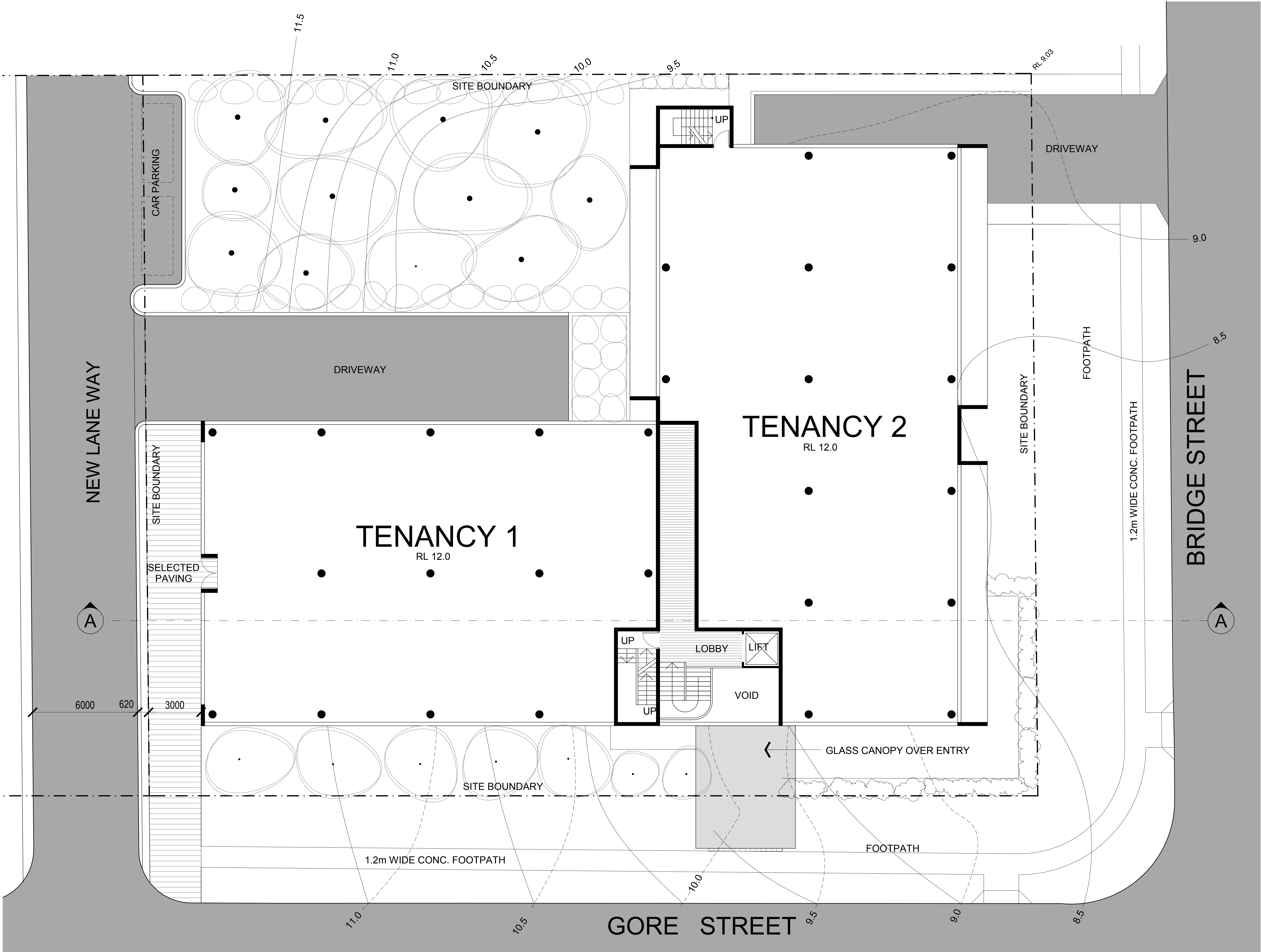


PROJECT
**PROPOSED
HEALTH SERVICES
FACILITY**

LOCATION
**21 - 25 GORE ST
PORT MACQUARIE
NSW 2444**

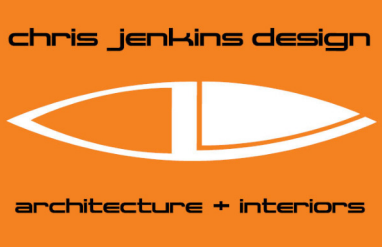
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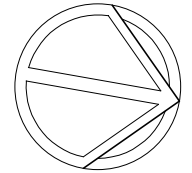
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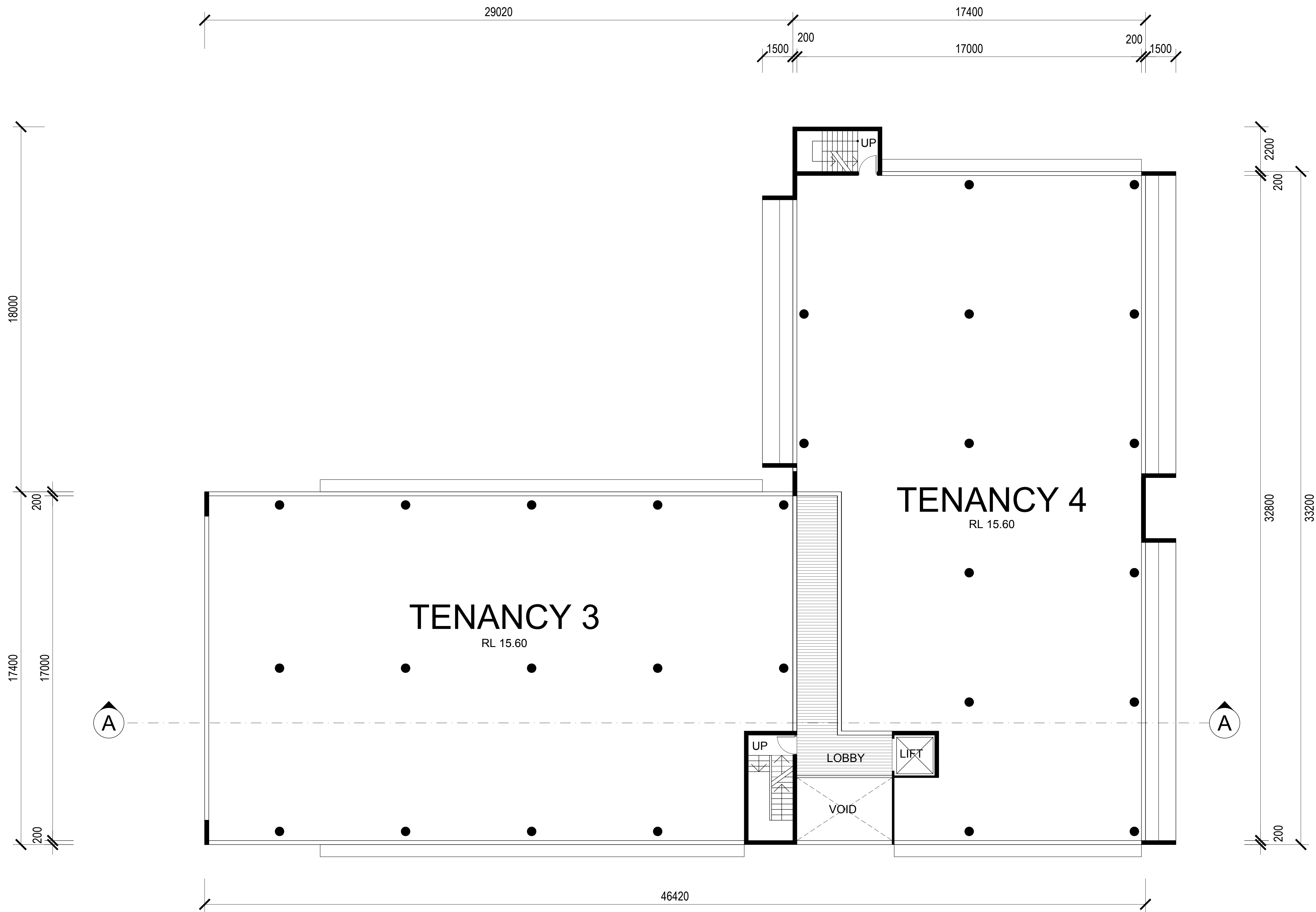


PROJECT
**PROPOSED
HEALTH SERVICES
FACILITY**

LOCATION
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PORT MACQUARIE
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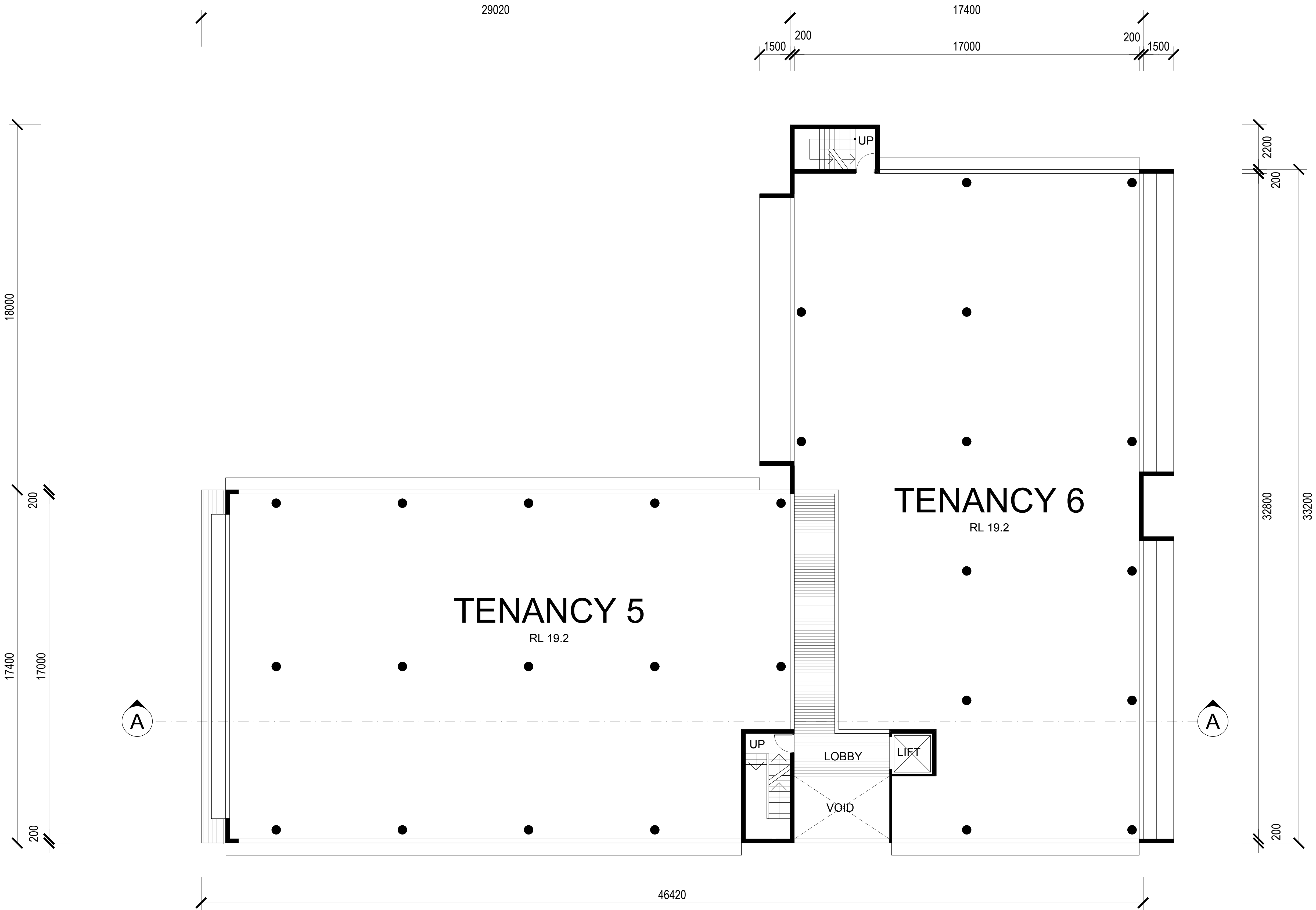
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PROJECT NORTH			
PROJECT PROPOSED HEALTH SERVICES FACILITY			
LOCATION 21 - 25 GORE ST PORT MACQUARIE NSW 2444			
TITLE LEVEL 2 TENANCY RL 15.6			
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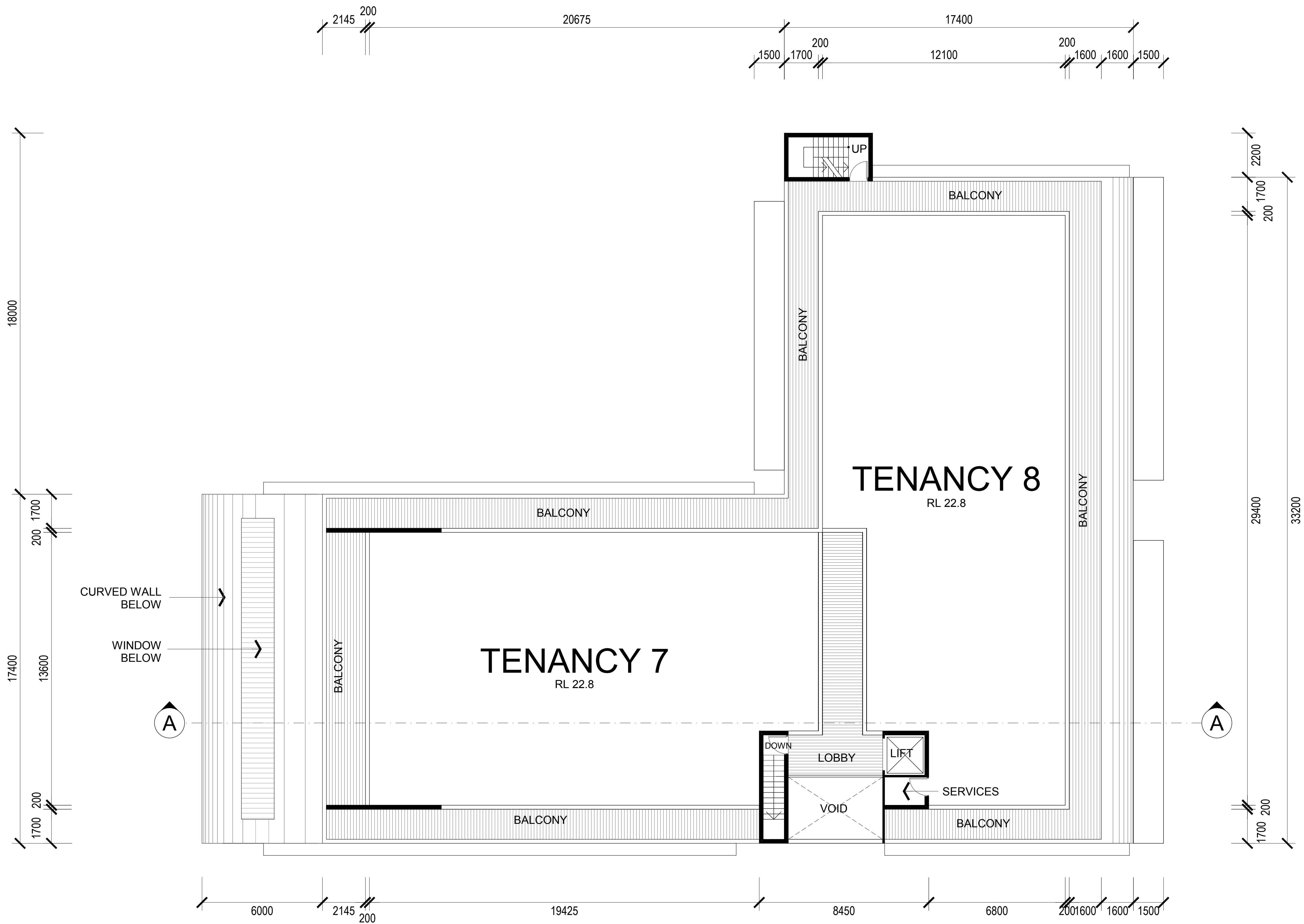
PROJECT
**PROPOSED
HEALTH SERVICES
FACILITY**

LOCATION
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TITLE
**LEVEL 3 TENANCY
RL 19.2**

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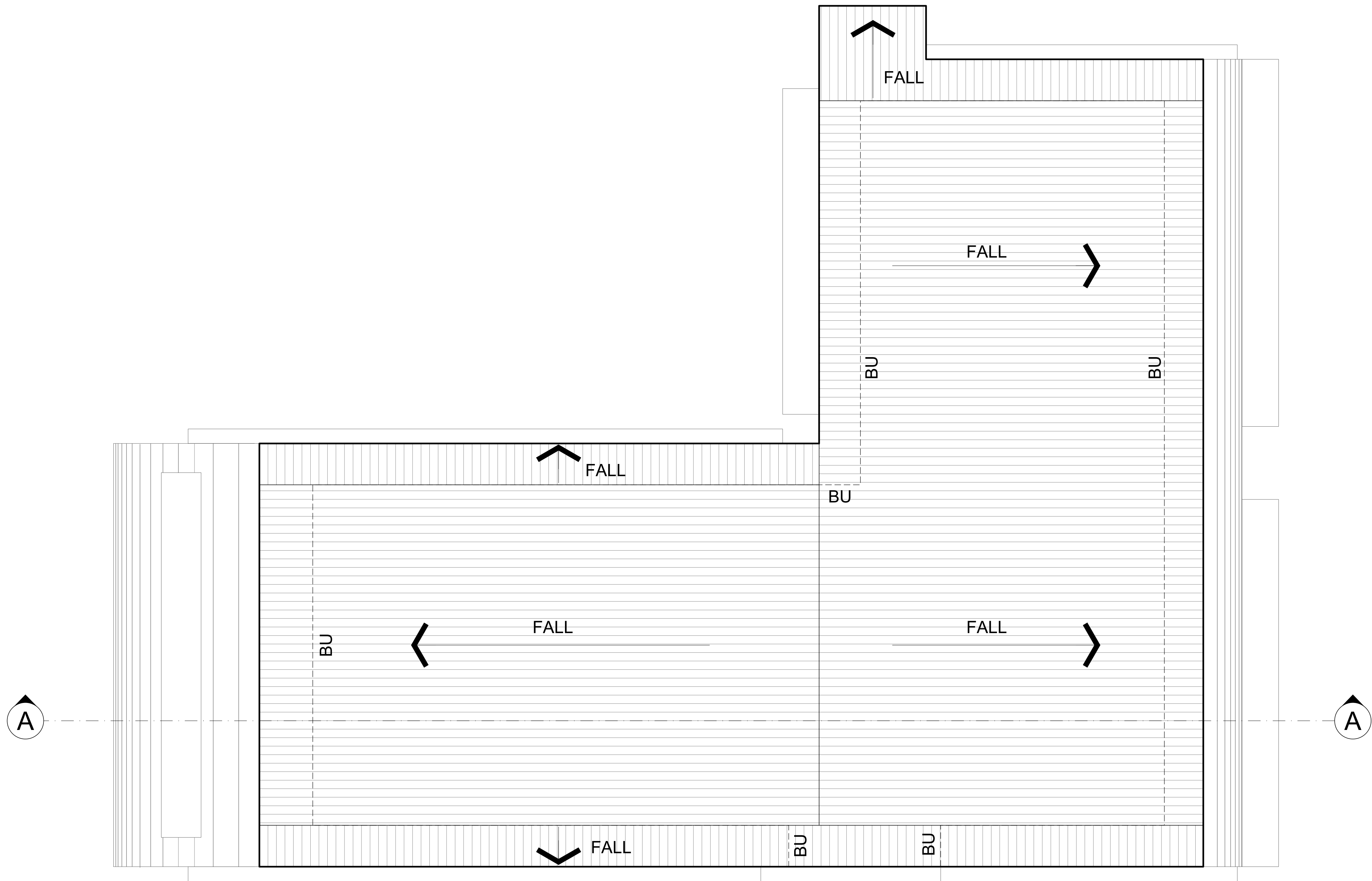
PROJECT
**PROPOSED
HEALTH SERVICES
FACILITY**

LOCATION
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TITLE
**LEVEL 4 TENANCY
RL 22.8**

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PROJECT NORTH

PROJECT
**PROPOSED
HEALTH SERVICES
FACILITY**

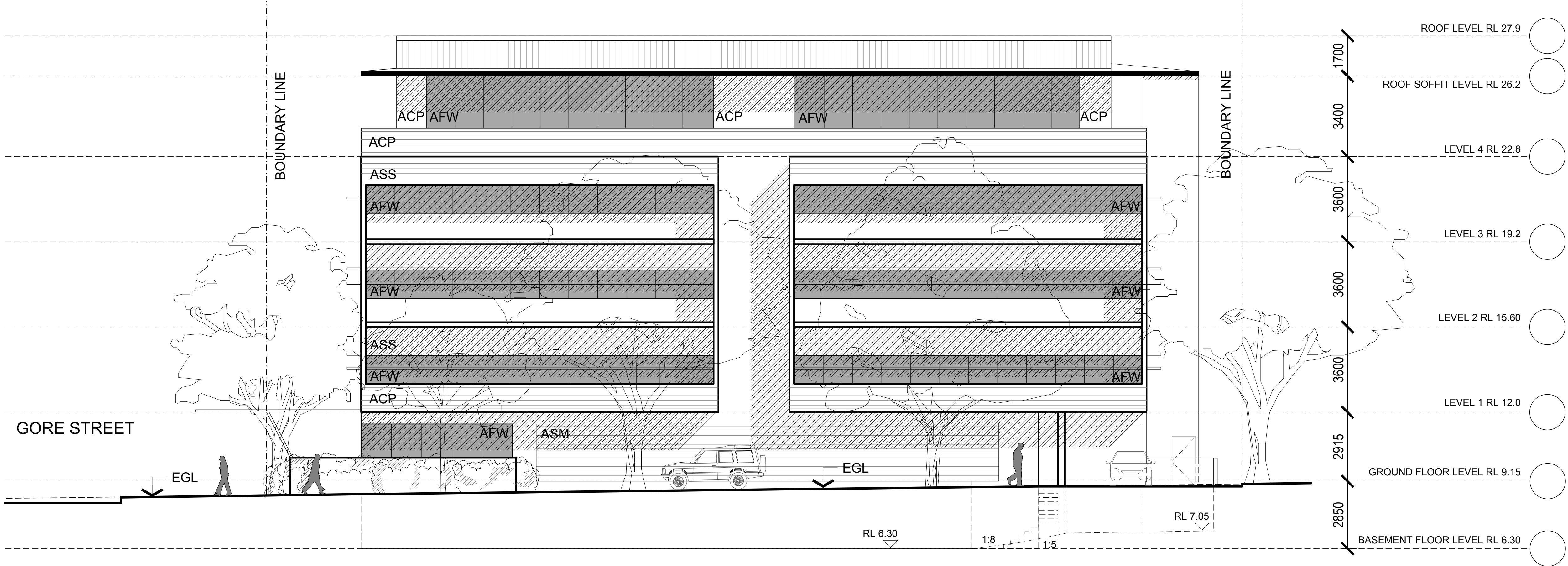
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TITLE
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RL 27.9**

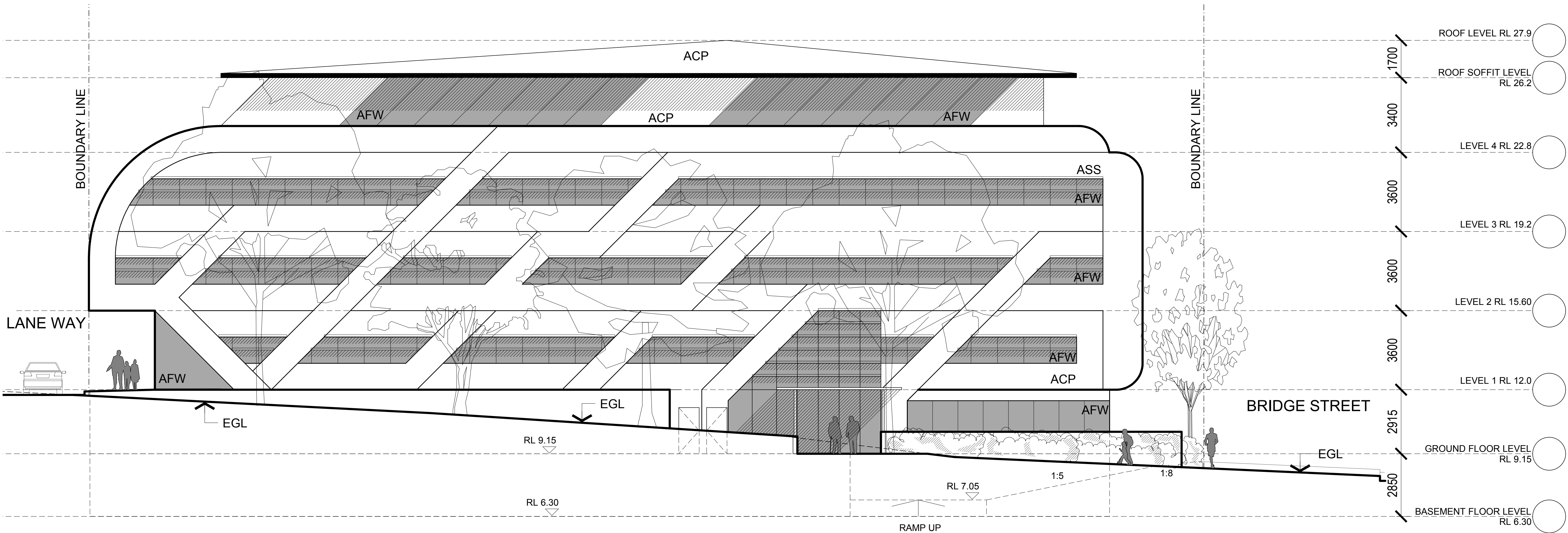
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NOTES:

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ASS ALUMINIUM SUN SHADES
ASM ALUMINIUM SECURITY MESH
AFW ALUMINIUM FRAMED WINDOWS
EGL EXISTING GROUND LEVEL
RL REDUCED LEVEL



EAST ELEVATION (GORE STREET)



NORTH ELEVATION (BRIDGE STREET)

PROJECT NORTH

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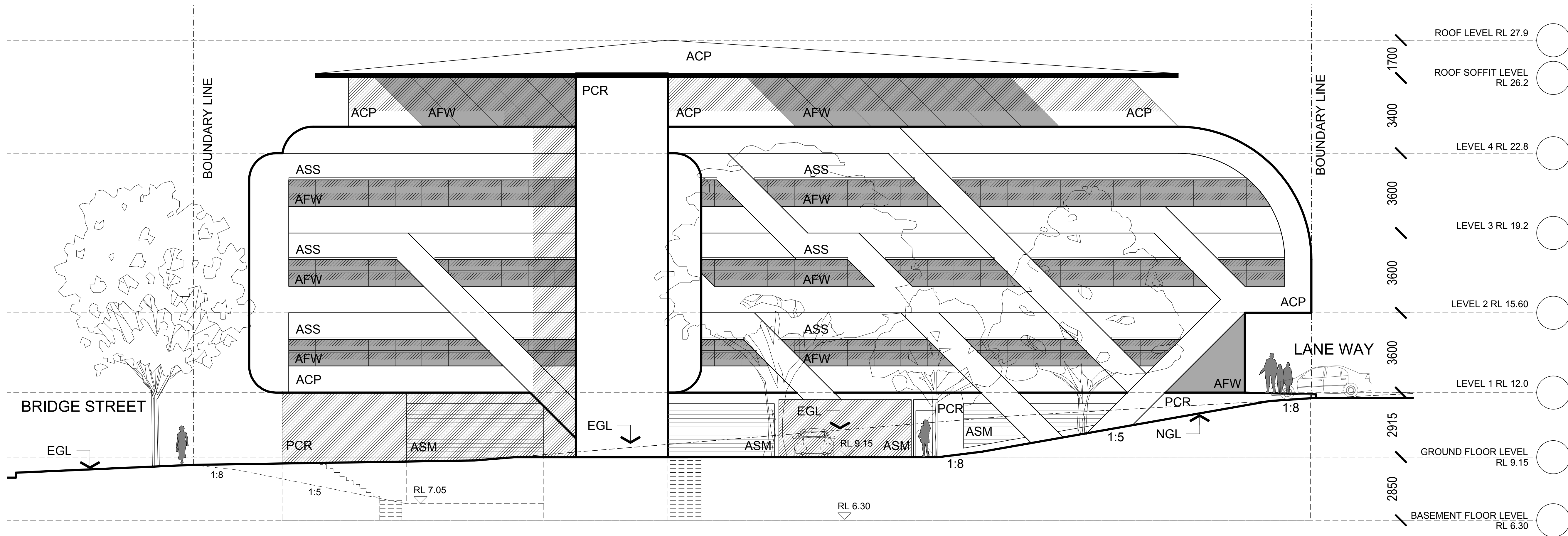
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PROJECT
**PROPOSED
HEALTH SERVICES
FACILITY**

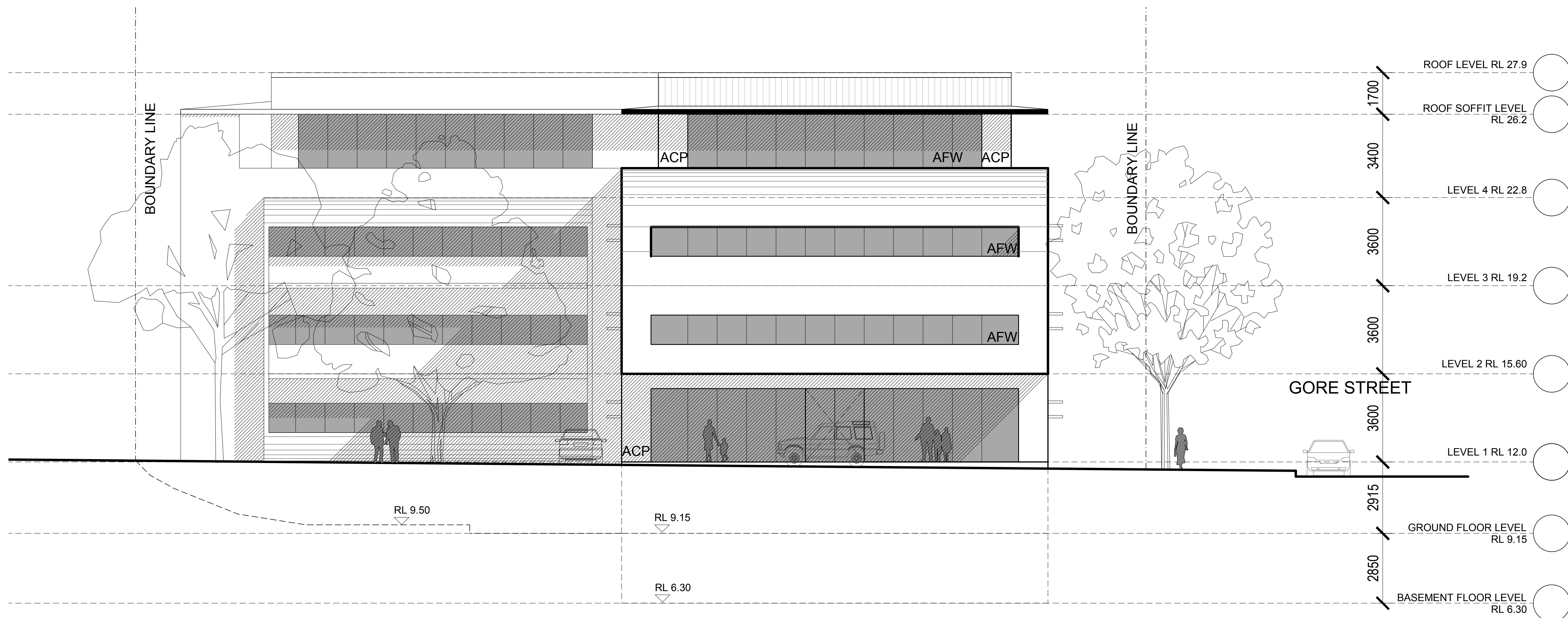
LOCATION
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TITLE
**EAST & NORTH
ELEVATIONS**

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WEST ELEVATION



SOUTH ELEVATION (LANEWAY)

NOTES:

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HEALTH SERVICES
FACILITY

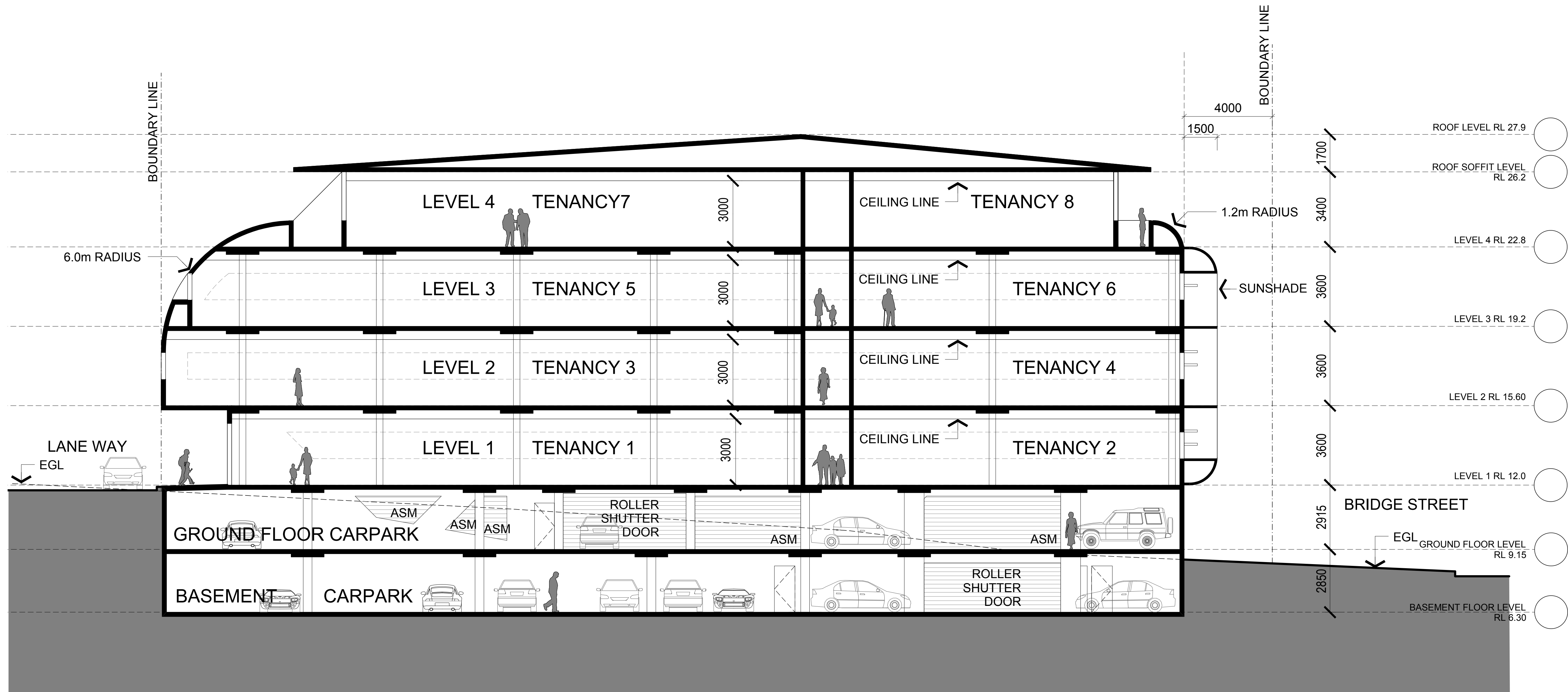
LOCATION
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TITLE
SOUTH & WEST
ELEVATIONS

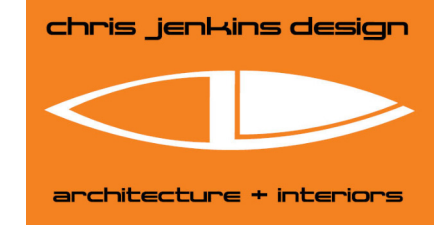
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AFW ALUMINIUM FRAMED WINDOWS
EGL EXISTING GROUND LEVEL
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PROJECT
PROPOSED
HEALTH SERVICES
FACILITY

LOCATION
21 - 25 GORE ST
PORT MACQUARIE
NSW 2444

TITLE
SECTION A - A

SCALE	PAGE	DRAWN
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DRAWING NUMBER	SERIES NUMBER	ISSUE
0902	DA11	A

DCP 49 Requirements	Proposed	Compliance
Block Controls		
BC 1 – Lot size Min 28m and Max 56m lot frontage	Bridge Street = 41.24m Gore Street = 50.705m	Yes
BC 2 – Building footprint Overall depth = 20m Residential depth = 18m Commercial depth = 30m	17.4m Gore Street 17.4m Bridge Street	Yes Yes
BC 3 - Building Type Hybrid Residential Flat Building comprising row apartments and/or street wall building	5 storey health services building	Yes. Although not a residential flat building the design of the building incorporates the principles and controls of this plan.
BC 4 – Building Use Residential (tourist facility) only	Health Services Facility	No. The provisions of the HLEP 2001 and overriding provisions of the SEPP Infrastructure 2007 apply and such the proposed use is permissible with consent in the 2(a1) zone.
BC 5 – Building Height 5 storeys	5 storeys	Yes
BC 6 – Deep Soil Zone Gore Street = 4m for min of 70% of boundary length	4m for entire boundary length. Noted that deep soil zone incorporates part of outdoor dining area.	Yes
Bridge Street = 4m for min 85% of boundary length	4m for entire boundary length. Noted that deep soil zone incorporates part of outdoor dining area.	Yes
Rear = min 10m deep	Part rear and central DSZ proposed. >10m deep. Approx 23m from rear toward Bridge St	Yes
Rear DSZ to be extend full length of rear boundary where possible or min of 85% of boundary length	DSZ proposed approximately 13.5m (33%) of rear boundary length. DSZ is approximately 328m ² inclusive of internal planter box.	No. 85% rear boundary = 35m. Therefore a compliant rear DSZ would be 350m ² (10m x 35m). Variation considered minor for main DSZ (22m ²) and sufficient area exists for mature tree growth and vegetation.
BC 7 – Setbacks		

Gore Street = 4m for levels 1-4 and 7m for level 5.	4m proposed for levels 1-4 and 7m for level 5.	Yes.
Bridge Street = 4m for levels 1-4 and 7m for level 5.	4m proposed for levels 1-4 and 7m for level 5. Architectural design features to encroach approx 1.3m.	Yes. Architectural design features are consistent with street setback objectives of the plan.
South side – laneway = 0m for levels 1-4 and not stipulated for level 5	3m setback for level 1. 0m setback for level 2 overhang with curved design.	Yes.
West side = 3m side setback with non-habitable rooms. Building elevations with no windows = 1.5m.	4m to main building. 2m to fire stairs on western side of building. The fire stair component does not include windows.	Yes.
BC 8 – Façade Articulation Zone Bridge and Gore Street = 1.8m min, 6m max for 40% of façade and sun control devices to be considered.	Adequate articulation.	Yes
Rear façade = 1m min and 6m max	Adequate articulation.	Yes
Laneway = 1m min and 6m max	Adequate articulation.	Yes
BC 9 – Access and Parking Underground car parking	Basement and ground floor car parking	Yes
Pedestrian entry from street	Entry from street	Yes
Car entries off laneway	Entry off laneway and Bridge St	Yes
Built Form Controls		
Site Configuration Communal Open Space Min 25% site area = 520m ²	Open space and DSZ approximately 620m ² . Café component also.	Yes
Solar access to	Although not a residential	Yes

apartments optimised	flat building. The building is orientated north south.	
Landscape design	DSZ and landscaping proposed along street frontages.	Yes
Visually soften bulk of development when viewed from street		
Site Amenity		
Safety and security (formal crime risk assessment required for more than 20 dwelling developments)	Not residential flat building. Visual surveillance from Gore and Bridge Streets	Yes
Visual privacy separation to adjoining primary living and outdoor areas	Adequate separation to adjoining residential building to west of site.	Yes
Site Access		
Pedestrian access High quality accessible routes to public and communal areas to the site	Adequate	Yes
Clear delineation in transition between communal, public and private areas.	Adequate	Yes
Direct visual links between the street and the building entry.	Adequate	Yes
Disabled, stroller and bike access from the street and car parking areas	Provided	Yes
Integration of ramps with building and landscape design	Provided	Yes
20% accessible units	N/A	
Safe secure access	Provided	Yes
Separate access for pedestrians and cars	Provided	Yes
Separate access for ground floor apartments from the street	Capable for ground floor car park and café	Yes

Accessible mailboxes	N/A	Yes
Vehicle Access and Parking Limit access points	Adequate	Yes
Clear site lines at pedestrian and vehicular crossings	Adequate	Yes
Traffic calming devices	Capable	Yes
Access points as narrow as possible	Provided	Yes
Secondary street/lane access	Provided	Yes
Security doors	Capable	Yes
Bicycle access and parking	Capable	Yes
Car Parking Numbers	Refer to DCP 18 assessment in report	No. Refer to DCP 18 Assessment in report.
Building Configuration		
Relationship of ground floor units to street enables potential change in use.	Ground floor car park and café	Yes
Mix of apartment types Separate entry for ground floor levels and upper levels	N/a	Yes
Minimal internal structural wall	Capable	Yes
Moveable walls		
20% of apartments adaptable accessible housing	N/a	Yes
Internal Circulation	N/a	Yes
Dwelling Mix	N/a	Yes
Dwelling Layout and Design	N/a	Yes
Disabled adaptability	Provided	Yes

Windows in habitable rooms	N/a	Yes
Adequate room sizes	N/a	Yes
Dual master bedrooms	N/a	Yes
Single aspect apartments max depth of 8m. Kitchen is to be no more than 8m from window	N/a	Yes
Living areas orientated to north with outdoor areas	N/a	Yes
Ceiling Heights	Acceptable	Yes
Ground Floor Dwellings	N/a	Yes
Balconies and Terraces Min 8m2 with min 2m width	Balconies on Level 4 acceptable	Yes
Adequate balustrade, setback and landscaping to enable casual surveillance whilst still maintaining privacy	Capable	Yes
Storage	N/a	Yes
Amenity		
Acoustic Privacy	Some concern raised about mechanical ventilation on roof top to adjoining residential receiver. Noise report provided and conditions applied accordingly.	Yes
Building separation	Adequate separation provided to neighbouring residential property.	Yes
Daylight and Sunlight 75% of apartments to receive min 2hrs sunlight to primary living areas in mid winter	Shadow diagrams provided. No impact on adjoining residential.	Yes
Shadow diagram required demonstrating shadow cast on adjacent properties private open spaces	Provided	Yes

Natural Ventilation Limit building depth 18m glass to glass	Adequate	Yes
External Building Elements		
Facades	Adequate façade articulation	Yes
Roof Design	Considered acceptable	Yes

FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF PROPOSED CONDITIONS

NOTE: THESE ARE DRAFT ONLY

DA NO: 2009/443

DATE: 1/06/2010

A - GENERAL MATTERS

- (1) (DA001) The development is to be carried out in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan / Supporting Document	Reference	Prepared by	Date
Statement Of Environmental Effects	-	Chris Jenkins Design Architects Pty Ltd	November 2009
Site Plan	902 DA 01	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Basement Carparking Plan	902 DA 02	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Ground Floor Carpark Plan	902 DA 03	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Level 1 Tenancy Plan	902 DA04	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Level 2 Tenancy Plan	902 DA 05	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Level 3 Tenancy Plan	902 DA06	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Level 4 Tenancy Plan	903 DA07	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Roof Plan	902 DA 08	Chris Jenkins Design Architects Pty Ltd	9 November 2009
North & East Elevations	902 DA 09	Chris Jenkins Design Architects Pty Ltd	9 November 2009
South & West Elevations	902 DA 10	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Section A-A	902 DA 11	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Sun Shadow Diagram	902 DA 13	Chris Jenkins Design Architects Pty Ltd	9 November 2009
Noise Impact Assessment	10-1437-L1	Reverb Acoustics	26 March 2010

Preliminary Mechanical Ventilation Plans	-	Chris Jenkins Design Architects	9 April 2010
Traffic Impact Study	-	RoadNet Pty Ltd	12 April 2010
Plan of Proposed Kerbing and Footpath Works Intersection of Gore and Bridge Streets, Port Macquarie	CW-POR-019 Sheet 2 of 2	Port Macquarie Hastings Council	06/06/2006

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

- (2) (DA002) No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
- the appointment of a Principal Certifying Authority; and
 - the date on which work will commence.

Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.

- (3) (DA003) All building work must comply with the provisions of the Building Code of Australia (BCA).
- (4) (DA006) Approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works within the development site required by the development consent is to be obtained from Port Macquarie-Hastings Council. A copy of the approval is to be submitted with the application for Construction Certificate.
- (5) (DA007) Approval pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be obtained from Port Macquarie-Hastings Council. The application for this engineering approval must be made on the prescribed form with payment of fees pursuant to Section 223 of the Roads Act 1993 in accordance with Council's Schedule of Fees and Charges. The application is to include detailed design plans prepared by an appropriately qualified and practising consultant. A copy of the approval is to be submitted with the application for Construction Certificate. Under the provisions of the Local Government Act 1993 and/or the Roads Act 1993, if the activity is staged, the activity or the specified part or aspect of the activity, or any thing associated with the activity or the carrying out of the activity, may be the subject of a further approval.

Such works include, but not be limited to:

- Civil works
 - Traffic management
 - Work zone areas
 - Structures support a public road
 - Hoardings
- (6) (DA009) The provision of additional roads and stormwater works within the road reserve or Council's land at no cost to Council necessary to ensure satisfactory transitions to existing work as a result of conditions of this consent. The extent of works required for this development will be determined by Council in conjunction with assessing the application under the Roads Act.

Design plans for any such works are to be incorporated in the design for other roads and stormwater systems required for this development.

- (7) (DA013) Lodgement with Council (Infrastructure Division) of a security cash deposit or bank guarantee (refundable) in favour of Port Macquarie-Hastings Council and payment of a bond administrative fee (non refundable) in accordance with Council's Schedule of Fees and Charges prior to the issue of the Section 138 approval certificate to guarantee the satisfactory completion of infrastructure works associated with developments (roadworks/drainage). The bond shall cover the estimated cost plus 30% of public works.

Such bond is to be for limited period of two (2) years and cash securities only will be for bonds less than \$5,000. Any cost of repairing damage caused to Council's infrastructure is to be met in full by the applicant/developer. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued.

- (8) (DA024) The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the Environmental Planning and Assessment Regulation 2000.
- (9) (DA031) To ensure that adequate provision is made for the cleanliness, hygiene and maintenance of all hairdressing, beauty and skin penetrations salons, all work associated with the fit out shall be designed and carried out in accordance with the requirements of:
- a. The Local Government (Orders) Regulations,
 - b. The Building Code of Australia,
 - c. Public Health Act 1991,
 - d. Public Health (Skin Penetration) Regulation 2000,
 - e. NSW Health Department Guidelines on Skin Penetration 2000, and
 - f. NSW Health Department Skin Penetration – Code of Best Practice.
- (10) (DA036) The submission with the application for approval pursuant to Section 138 of the Roads Act of a Plan of Management for any works for the development that impact on any public roads and public land for the construction phase of the development. The plan is to include a Traffic Management Plan and/or Environmental Plan and/or a Work Method Statement for any works or deliveries that impact the normal travel paths of vehicles, pedestrians or cyclists or where any materials are lifted over public areas. The Traffic Control component of the plan is to be designed in accordance with Australian Standard 1742.3 – 2002 RTA "Traffic Control at Worksite Manuals" detailing the location of proposed Work Zone area (Construction Zone) plan, prior to the erection of any signage, giving dimensions from the nearest cross street kerb, the location of any existing regulatory signposting and indicating the period for which the parking restriction is required. Any persons preparing such Traffic Control layout plans shall be RTA accredited or equivalent.
- (11) (DA037) The provision of civil works within the road reserve in accordance with Council's AUS-SPEC Design & Construction Specifications and Standard Drawings. The design plans must be approved by Council pursuant to Section 138 of the Roads Act.
- (12) (DA042) All construction buildings, site fencing/hoarding and materials are to be wholly enclosed within the development site. Approval pursuant to Section 138 of the Roads Act, 1993 for hoardings over public property is to be obtained from Port Macquarie-Hastings Council prior to commencement of

any works. At all times the public road is to be free from extraneous building material allowing unobstructed pedestrian movement.

- (13) (DA057) Any interruption to the natural overland flow of stormwater drainage, which could result in the disruption of the amenity, or drainage or deterioration to any other property is not permitted.
- (14) (DA060) Provision of an automatic stormwater sump and pump system designed by a Practising Hydraulic Engineer for the disposal of seepage and stormwater in the basement storey. The system shall incorporate provision for a standby pump. The design plans for the required services must be approved by Council pursuant to Section 68 of the Local Government Act.
- (15) (DA066) All water, sewer and stormwater services necessary to service the development must be provided in accordance with Council's requirements. All services are to be designed and constructed in accordance with Council's AUSPEC Specifications. Council pursuant to Section 68 of the Local Government Act must approve the design plans for the required services.
- (16) (DA076) Install an approved grease arrestor pit with a minimum 1000 litre capacity. Installation is to be performed by a licensed plumber and drainer, at Council's direction and to Council's satisfaction. Further advice or assistance can be given by Council's Trade Waste Officer.
- (17) (DA080) The applicant shall submit to Port Macquarie-Hastings Council plans for the management of trade waste including pre treatment facilities to the sewerage authority for approval pursuant to Section 68 of the Local Government Act. Upon approval the proponent shall enter into a written "Trade Waste Agreement" with Council prior to discharging wastes.
- (18) (DA082) Dust nuisance shall not be generated as a result of the undertaking of the development.
- (19) (DA099) The proponent shall provide electricity and telecommunication services in accordance with the requirements of the relevant authority.
- (20) (DA195) The applicant shall, at no cost to Council, construct the following works within or adjacent to the public road reserves.
 - proposed laneway, abutting the southern boundary of the development site, for the full length from Gore Street to the existing public carpark, making a smooth junction with the existing works. There is an existing design for this laneway that has been approved in principle and is available on request.
 - Kerb blister , access ramps both sides of Gore and Bridge Streets and associated drainage and civil works at the intersection of Gore St and Bridge St adjacent to the development in accordance with Council approved concept plan CW-POR-019 (dated 6/6/06).
 - Concrete footpath paving, 1.2 metres wide and in accordance with Council's Standard Drawing ASD103, along the full road frontage, extending from the existing paving to the south in Gore Street to the existing paving to the west in Bridge Street.
 - Concrete footpath paving, 1.2 metres wide and in accordance with Council's Standard Drawing ASD103, along the northern side of the laneway, within the property and extending to the western boundary. A pedestrian ramp, ASD100, shall be located at the western end of the path.

Detailed construction drawings and specifications to be submitted with the application pursuant to Section 138 of the Roads Act.

- (21) (DA196) The stormwater disposal system shall include structural measures to ensure that the stormwater runoff from the developed site is not increased above the existing runoff for all storm durations and frequencies up to and including the 1 in 100 year storms.
- (22) (DA197) The driveway into the ground floor carpark shall be designed to prohibit the inflow of stormwater from the proposed laneway during the 1 in 100 ARI storm. When determining the overland flow in the laneway, the capacity of the existing piped drainage system shall be ignored, i.e. adopted as having nil capacity.

Full details, including a longitudinal section to AHD, shall be submitted with both applications pursuant to Section 138 of the Roads Act and Section 68 of the Local Government Act.
- (23) (DA198) Both driveways shall be designed in accordance with Council's Standard Drawing ASD202 modified to suit ASD207 and AS/NZS 2890.1. Longitudinal sections of both driveways, to AHD, shall be submitted with the application pursuant to Section 138 of the Roads Act.
- (24) (DA199) One (1) metre clear distance is required around any vertical inspection shaft and any manhole.
- (25) (DA200) In accordance with the definition of a health services facility, contained in SEPP (Infrastructure) 2007, the use of the building and each respective tenancy is strictly limited to providing medical related services. Any proposed change to the use shall be discussed with Council's planning staff, to determine permissibility, and would be subject to further development consent.
- (26) (DA201) A separate development application for any proposed signage must be submitted to and approved by Council prior to the erection or display of any such signs.
- (27) (DA202) The construction of any structure that will provide support to the public road, i.e. basement retaining walls, require the consent of the Roads Authority. Detailed construction drawings supported by a certification of the design prepared by an accredited structural engineer shall be submitted with the application pursuant to Section 138 of the Roads Act.
- (28) (DA203) Automatic "Parking Availability" signage shall be located at the entry to both carparks. Such signage shall be visible to vehicles approaching within the public road and shall advise of the number of empty parking spaces and/or redirect to other parking areas. Full details to be submitted with the application pursuant to Section 138 of the Roads Act for Council's concurrence.
- (29) A suitably sized plaster arrestor is to be installed if plaster casts are fitted or removed. If x-ray equipment is installed that generates silver bearing waste, the applicant has the option of having all silver bearing waste removed from site or discharging the waste to sewer via a 100 litre balancing pit and a silver recovery unit. A formal Trade Waste Agreement will be required if either the plaster arrestor or silver recovery unit are to be discharged to sewer.

B - PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

- (1) (DB004) Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate detailed design plans for the following works associated with the developments;

1. Water supply hydraulic plans for internal water supply services and associated works in accordance with AS 3500, NSW Code of Practice and Port Macquarie-Hastings Council Policies.
2. Sewerage reticulation in accordance with AUSPEC Design Specification D12, Port Macquarie-Hastings Council current version.
3. Road works along the frontage of the development in accordance with:
 - a. AUSPEC Design Specification D1, Port Macquarie-Hastings Council current version.
4. Stormwater systems in accordance with;
 - a. AUSPEC Design Specification D5 & D7, Port Macquarie-Hastings Council current version.
5. Location of all existing utility services including;
 - Conduits for electricity supply and communication services.
 - Water supply
 - Sewerage
 - Stormwater
- (2) (DB008) The submission of a groundwater study identifying the effects of the proposed development and detail designs in accordance with AUSPEC Specifications of all proposals necessary to mitigate such effects prior to issue of the Construction Certificate.
- (3) (DB009) If engineering works are of a value greater than \$25,000, a detailed estimate of cost of the civil engineering works and documentary proof of payment of the levy required by the Building and Construction Industry Long Service Payments Act must be provided to Council prior to any approval of engineering plans.
- (4) (DB011) The excavated and filled area shall be retained and drained in accordance with DCP No. 41 – Building Construction and Site Management. Detailed drawings and specifications are to be submitted with the application for the construction certificate.
- (5) (DB012) An Erosion and Sediment Control Management Plan prepared in accordance with the relevant sections of the Department of Housing manual “Soil and Water Management for Urban Development”, Port Macquarie-Hastings Council sediment control policies and Council’s adopted AUSPEC Design and Construction Guidelines shall be submitted to and approved by the Principal Certifying Authority with the application for construction certificate.

The plan shall include measures to:

- a. Prevent site vehicles tracking sediment and other pollutants from the development site.
 - b. Dust control measures.
 - c. Safety measures for temporary and permanent water bodies including fencing and maximum batter slopes.
 - d. Contingencies in the event of flooding.
- (6) (DB013) The submission with the Section 138 Roads Act application to and approval by Council of details for the disposal of any spoil gained from the site and/or details of the source of fill, heavy construction materials and proposed routes to and from the site, including, but not limited to:

- The pavement condition of the route/s proposed (excluding collector, sub-arterial and arterial roads) for the haulage of fill material to the site and/or haulage of excess material from the site. The condition report shall include photographs of the existing pavement and pavement deflection test results taken in the travel lanes;
- Recommended load limits for haulage vehicles and;
- A procedure for monitoring the condition of the pavement during the haulage
- Bond to guarantee public infrastructure is not damaged as a result of construction activity.

and;

Council shall determine the need for and extent of any rectification work on the haulage route/s considered attributable by the haulage of materials to and/or from the site.

Details are to be provided with the application for approval pursuant to Section 138 of the Roads Act 1993.

- (7) (DB027) A schedule of existing and proposed fire safety measures is to be submitted with the application for the Construction Certificate.
- (8) (DB031) The provision of splay corners in accordance with DCP 17. Details must be submitted to and approved by Council prior to issue of the Construction Certificate.
- (9) (DB033) The design and construction of the carpark and accesses in accordance with AS/NZS 2890.1. Certification of the design by a suitably qualified consultant is to be provided prior to issue of the Construction Certificate.
- (10) (DB036) Driveways, access aisles and parking areas shall be provided with an approved surface. Such a surface shall be on a suitable pavement, constructed and maintained in accordance with Council's Development, Design and Construction Manuals (as amended).
- (11) (DB038) Prior to the issue of any Construction Certificate, satisfactory arrangements are to be made with the Water Authority for the provision of water and sewer services to the land. Evidence of such arrangements will be furnishing relevant documentation from the Water Authority.
- (12) (DB040) The existing sewer including junction and/or stormwater drainage shall be located on the site and the position and depth indicated on the plans which accompany the application for the Construction Certificate.
- (13) (DB045) Payment to Council, prior to the issue of the Construction Certificate of the Section 94 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans:
 - Hastings Administration Levy Contributions Plan
 - Hastings Contributions Plan 1993
 - Part C – Car Parking

The plans may be viewed during office hours at the Council Chambers located on the corner of Burrawan and Lord Streets, Port Macquarie, 9 Laurie Street, Laurieton, and High Street, Wauchope.

The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the

provisions of the relevant plans. Payments can only be made using a current "Notice of Payment" form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council.

- (14) (DB050) Submission of a detailed landscape plan prior to the issue of the Construction Certificate.
- (15) (DB195) Final water service sizing for the proposed developments will need to be determined by a hydraulic consultant to suit the domestic and commercial components of the development, as well as addressing fire service and backflow protection requirements.
- (16) (DB196) All sewage from the development is to be discharged to a new or existing manhole.
- (17) (DB197) To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all work involving construction or fitting out of the café shall comply with the requirements of Australian Standard 4674-2004 – "Design, Construction and Fit-Out of Food Premises", Food Act 2003, the provisions of the Food Safety Standards Code (Australia) and the conditions of development consent. Details and plans demonstrating compliance are to be submitted prior to release of Construction Certificate.

C - PRIOR TO ANY WORK COMMENCING ON SITE

- (1) (DC002) A minimum of one (1) week's notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major sub-contractors engaged to carry out works. Works shall only be carried out by a contractor accredited with Council.
- (2) (DC003) A copy of the current stamped approved construction plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifying Authority or an officer of the Council.
- (3) (DC004) Prior to the commencement of any works, a pre-construction meeting shall be organised by the applicant. This meeting is to be attended by the applicant or consultants, principal contractor and Council's development engineer or his representative.
- (4) (DC006) Erosion and sediment controls in accordance with the approved management plan shall be in place prior to the commencement of any works or soil disturbance on the site.
- (5) (DC009) A person who causes an excavation that extends below the level of the base of the footings of a building on an adjoining allotment of land shall do at their own expense and where necessary:-
 - a. Preserve and protect the building from damage; and
 - b. If necessary, underpin and support the building in an approved manner, details of which are to be submitted with the application for the Construction Certificate and certified by a practising chartered professional civil and / or structural engineer or accredited certifier.

A separate development consent, with the owner/s of the land as the signatories, to any development application for this purpose, is required if work of this nature is required.

The person who causes this excavation must, at least seven (7) days before commencing this work, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to this owner of the proposed work.

(Note: An adjoining allotment of land includes a public road and any other public place. A building includes a fence).

- (6) (DC010) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must:

- a. be a standard flushing toilet, connected to a public sewer, or if connection to a public sewer is not available, to an on-site effluent disposal system approved by the Council, or
- b. an approved temporary chemical closet.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

- (7) (DC013) Signage must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- a. stating that unauthorised entry to the work site is prohibited.
- b. showing the name of the principal contractor in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- c. the name and contact details of the principal certifying authority responsible for the site

Any such signage is to be removed when the work has been completed.

This does not apply to:

- a. building work carried out inside an existing building.
- (8) (DC019) Work associated with the construction of a new building shall not commence until a water meter provided by the Council has been installed on the site.
- (9) (DC020) Prior to the commencement of work, the location and depth of the sewer main and connection point in relation to the floor level shall be confirmed to ensure that appropriate connection to the sewer can be achieved.

D - DURING WORK

- (1) (DD002) Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your construction certificate number and property description to ensure your inspection is confirmed:
- a. at completion of installation of erosion control measures
 - b. at completion of installation of traffic management works
 - c. at the commencement of earthworks;
 - d. when the sub-grade is exposed and prior to placing of pavement materials;
 - e. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;
 - f. at the completion of each pavement (sub base/base) layer;
 - g. before pouring of kerb and gutter;
 - h. prior to the pouring of concrete for sewerage works and/or works on public property;

- i. on completion of road gravelling or pavement;
- j. prior to sealing and laying of pavement surface course.

All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.

- (2) (DD006) The capacity and effectiveness of erosion and sediment control measures shall be maintained at all times in accordance with the approved management plan until such time as the site is made stable by permanent vegetation cover or hard surface.
- (3) (DD010) A survey certificate is to be submitted to the Principal Certifying Authority at footings and/or formwork stage. Such certificate shall set out the boundaries of the site, the actual situation of the buildings and include certification that siting levels comply with the approved plans.
- (4) (DD024) Work on the project being limited to the following hours, unless otherwise permitted by Council:-
 - Monday to Saturday from 7.00am to 6.00pm
 - The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.
- (5) (DD028) Building equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, unless specific written approval has been obtained from Council beforehand.
- (6) (DD032) The proponent is responsible for ensuring that the existing stormwater pipe traversing/adjoining the land is not damaged while performing any works. If the existing stormwater pipe is damaged during the course of performing the works, the proponent will:
 - a. notify Council immediately when the breakage occurs, and
 - b. repair the damage at no cost to Council
- (7) (DD044) A garbage receptacle for the reception of all waste materials from the site shall be provided prior to building work commencing and shall be maintained and serviced for the duration of the work.
- (8) (DD047) Stockpiles of topsoil, sand, aggregates, spoil or other material shall be stored clear of any natural drainage path, constructed drainage systems, easement, water bodies, or road surface and located wholly within the site with measures in place to prevent erosion or movement of sediments in accordance with the approved management plan. All spillage of materials, as a result of delivery or handling, must be removed as soon as practicable and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.
- (9) (DD048) Open and piped drains, gutters, roadways and access ways shall be maintained free of sediment for the duration of the work. When necessary, roadways shall be swept and drains and gutters cleaned of sediment build up.
- (10) (DD050) Noise from construction activities (measure as the L_{AeqT} noise level) shall not exceed the background noise level (measured as the L_{A90} noise level in the absence of the source), for periods of construction between 4 and 26 weeks by 10 dB(A), and for periods of construction exceeding 26 weeks by 5 dB(A), in any Octave Band Centre Frequency, when measured at any affected residence.
- (11) (DD195) Any abandoned junctions shall be capped off at Council's main with an approved fitting and Council notified to carry out inspection prior to backfilling of this work.

- (12) (DD196) Where the existing carpark on Lot 23, DP1129456, encroaches on the road reserve for the proposed laneway it shall be removed at the applicant's expense. The residue of the carpark shall be left in a safe and tidy condition. On written request, Council will provide a Permit To Enter the property.

E - PRIOR TO THE ISSUE OF OCCUPATION OR SUBDIVISION CERTIFICATE

- (1) (DE001) The premises shall not be occupied or used in whole or in part until an Occupation Certificate has been issued by the Principal Certifying Authority.
- (2) (DE005) Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.
- (3) (DE015) Prior to the issue of the Occupation Certificate (or interim occupation certificate) the owner of the building must cause the Principal Certifying Authority to be given a fire safety certificate (or interim fire safety certificate in the case of a building or part of a building occupied before completion) in accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.
- (4) (DE033) Vehicle ramps, driveways, turning circles and parking spaces being paved, sealed and line marked prior to the issue of the Occupation Certificate or commencement of the approved land use.
- (5) (DE034) Provision of a sign at the front vehicular access point within the property, prior to the issue of the Occupation Certificate, indicating that visitor/customer parking is available on-site. Such sign shall include the "Parking Availability" signage required elsewhere in this consent.
- (6) (DE038) Prior to the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.
- (7) (DE040) Certification by a suitably qualified consultant is to be submitted to Council that the construction of the car park and internal accesses is to be in accordance with Council's Development Control Plan No. 18 and Australian Standard 2890.1 prior to issue of the Occupation Certificate.
- (8) (DE043) An appropriately qualified and practising consultant is required to furnish a Compliance Certificate to the Principal Certifying Authority confirming:
- a. all drainage lines and any other drainage structures are located in accordance with the Construction Certificate.
 - b. all stormwater has been directed to a Council approved drainage system
 - c. all conditions of consent/ construction certificate approval have been complied with.
 - d. Any on site detention system (if applicable) will function hydraulically in accordance with the approved Construction Certificate.

- (9) (DE044) Each onsite detention system is to be marked by a plate in a prominent position which states:
- “This is an onsite detention system. It is an offence to reduce the volume of the tank or basin or interfere with any part of the structure that controls the outflow”.
- This plate is to be fixed into position prior to the issue of the Occupation or Subdivision Certificate.
- (10) (DE051) A Certificate of Compliance under the provisions of Section 307 of the Water Management Act must be obtained prior to the issue of any Occupation or Subdivision Certificate.
- (11) (DE052) Prior to the issue of any Occupation Certificate, submission of relevant documentation from the Water Authority confirming its acceptance of infrastructure works, including work as executed plans in accordance with Port Macquarie-Hastings Council current version of AUSPEC.
- (12) (DE053) Prior to the issuing of any Occupation Certificate provision to the Principal Certifying Authority of a Water Authority and/or Section 68, Sanitary Plumbing and/or Stormwater Drainage Final Certificate issued by Port Macquarie-Hastings Council.
- (13) (DE056) All works shall be certified by a practicing Chartered Civil Engineer or Registered Surveyor as compliant in accordance with the requirements of AUSPEC Quality Initiatives for Provision of Public Infrastructure, prior to;
- Release of the security bond to guarantee completion of public works
- Council will undertake random audit of work sites to verify compliance of public works as required.
- (14) (DE065) Landscaped areas being completed prior to issue of the Occupation Certificate.
- (15) (DE072) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to Council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure. Any alterations to or relocation of street lighting to be approved in writing from Port Macquarie-Hastings Council.
- (16) (DE073) Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this Consent effective to the satisfaction of Director of Council's Infrastructure Division. Such works shall include, but are not limited to the following:
- a. The relocation of underground services where required by civil works being carried out.
 - b. The relocation of above ground power and telephone services
 - c. The relocation of street lighting
 - d. The matching of new infrastructure into existing or future design infrastructure
- (17) (DE077) Prior to the issue of an Occupation Certificate, written advice is to be submitted from the electricity authority confirming that its requirements for the provision of electricity services (including street lighting where required) have been satisfied and/or from the telecommunications authority confirming that its requirements for the provision of telecommunication services (including fibre optic cabling where required) have been satisfied. Any alterations to or relocation of street lighting is to be approved in writing from Port Macquarie-Hastings Council.

- (18) (DE080) Lodgement of a security deposit with Council upon practical completion of the subdivision works equivalent to 10% of all engineering works required on public property as assessed by the Director of Infrastructure. The security deposit shall be held for a minimum maintenance period of twelve (12) months following issue of subdivision certificate, prior to formal acceptance of the work by Council.
- (19) (DE095) Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications and an Asset Return. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of any Occupation Certificate.
- (20) (DE195) The plant deck requires the installation of a 2100mm noise attenuation barrier, refer to the Reverb Acoustic report for relevant details.
- (21) (DE196) All plant installed on the plant deck is to comply with the requirements of the acoustic consultant, refer to Reverb Acoustic report dated 26 March 2010.
- (22) (DE197) Occupation of the premises shall not occur until:
- a. A registration application has been submitted to Council's Environmental Health Unit for the Food Premises, and
 - b. Notification of the food premises to the NSW Food Authority under Standard 3.2.2 Division 2 Section 4 Notification. This requirement is to be met by notifying through the following website www.foodnotify.nsw.gov.au
- Evidence of compliance of the above shall be submitted to Council prior to commencement of business.
- (23) (DE198) A final site inspection relating to the works carried out on the food premises shall be arranged by the applicant and shall be undertaken by Council's Environmental Health Officer.
- (24) (DE199) The splay required on the corner of Gore & Bridge Streets shall be dedicated as public road prior to the issue of any occupation certificate.

F - OCCUPATION OF THE SITE

- (1) (DF003) All driveways, visitor parking spaces and turning areas shall be kept clear of obstructions at all times.
- (2) (DF006) The basin of the outflow control pit and the debris screen must be cleaned of debris and sediment on a regular basis by the owner.
- (3) (DF009) All new and existing essential fire safety measures shall be maintained in working condition at all times.
- (4) (DF010) Within each 12 months after completion of the building, the owner of the building must cause Council to be given an annual fire safety statement in accordance with Clause 177 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The statement must only be in the form specified by clause 181 of the Regulation. A copy of the statement is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.
- (5) (DF018) Offensive odours shall not be generated by the development.

- (6) (DF023) The development is to be conducted in accordance with the noise impact statement prepared by Reverb Acoustics (Ref 10-1437-IL) and dated 26 March 2010.
- (7) (DF024) Clinical wastes shall be removed from the site by an approved contaminated waste contractor for disposal at an approved facility.
- (8) (DF025) Liquid materials are to be stored in roofed and imperviously bund area. The bund shall be capable of containing 110% of the capacity of the largest container stored, or 25% of the total storage volume, whichever is greatest.
- (9) (DF030) Offensive noise shall not be generated as a result of the operation of the development.
- (10) (DF031) Hours of operation of the development are restricted to the following hours:
 - 7.30 am to 8.00 pm – Mondays to Fridays
 - 8.00 am to 4.00 pm - Saturdays
 - 8.00 am to 1.00 pm Sunday & Public Holidays
- (11) (DF034) All trade waste discharged into Council's sewerage system is to meet the following minimum acceptance limits: BOD₅ and suspended solids at 600mg/L each; temperature at 38°C; pH within the range 7.0 to 9.0; oil and grease at 100mg/L. All detergents are to be biodegradable.

Note: All roof, rain surface, flood, seepage and subsoil water is prohibited for discharge into Council's sewerage system.
- (12) (DF038) An emergency spill response kit must be maintained on-site at all times to prevent spills of liquid chemicals, oils or hydrocarbons from entering the trade waste system or stormwater system.
- (13) (DF195) Adequate waste storage and collection services are to be provided to ensure health is protected and amenity maintained.
- (14) (DF196) The automatic "Parking Availability" signage shall be operational at all times that the parking areas are in use.

G - ADVICE

- (1) (DG001) Prior to preparation of any engineering design plans, the consultant preparing the design plans will need to contact Council's Engineering Development Section within Infrastructure Division to discuss the extent and scope of all works and details required on the design plans to conform to Council's Development Control Plans, Codes, Policies and AUSPEC Specifications. Some of the issues to be discussed and incorporated in the design plans include, but are not limited to, the following:
 - Sewer
 - civil works along the frontages of Gore and Bridge Streets in accordance with approved concept plans currently held at Council (Ref: CW-POR-019).
- (2) (DG008) Workcover require worksites to be provided with a restrictive barrier to limit access in accordance with Cl. 235 of 'The Occupational Health and Safety Regulations 2001'. Design specifications are available from Workcover. Where such barrier will encroach upon public land, an application for approval is to be lodged with Council.
- (3) (DG022) Submission to Council of an application for water meter hire, which is to be referred to the Water Supply section so that a quotation for the

installation can be prepared and paid for prior to the issue of a Construction Certificate. This application is also to include an application for the disconnection of any existing service not required.

- (4) (DG023) In respect of applications for other than separate Class 1 buildings, applicants are required to furnish the following information from an approved Hydraulic Consulting Engineer with the application for the water service:
 - a. Hydraulic calculations that address flow, pressure and velocity requirements of AS 3500.1.
 - b. A plan to a scale of not less than 1:100 that clearly indicates the position of the water meter on the property, the type of materials and nominal size of all water service pipes, the position of all stop valves, stop taps, backflow prevention devices and other valves, any water storage to be provided including air gap requirements, overflow pipe arrangement and any booster pumps.
 - c. Complete details of any fire service, booster pump or irrigation system installation.
- (5) (DG026) As part of Notice of Requirements by Port Macquarie-Hastings Council as the Water Authority under Section 306 of the Water Management Act 2000 the payment of a cash contribution, prior to the issue of a Construction Certificate, of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to this consent is required. The contributions are levied in accordance with the provisions of the relevant Section 64 Development Servicing Plan towards the following:
 - augmentation of the town water supply headworks
 - augmentation of the town sewerage system headworks
- (6) (DG028) Extension or modification of the town sewerage system where necessary to serve the development, at no cost to Council.
- (7) (DG030) Submission of a Compliance Certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.
- (8) (DG195) The architects associated with the development should be advised of the need for the provision of building recesses or other suitable locations for water meter, fire service and (if required) a fire hydrant booster system and be aware of the scale and aesthetics of the metering installations.
- (9) (DG196) The individual metering of each tenancy is recommended. Should this be required then contact is to be made with Council's Water Supply Section prior to finalization of hydraulic plans.
- (10) (DG197) Any modification to the plant deck requires reference to the Reverb Acoustic report prior to work commencing.

Preliminary Assessment Only - Final rates will not be determined until date of consent and will only be valid for 3-months from issue of consent.

Development Details			Contributions Plans Applicable						
DA No.	2009	0443	General S94 Plans	Applies	ET Chargeable	RatePer ET	Contribution Amount		
Address:	21 Gore Street, Port Macquarie		Major Roads	No					
Dev Description:	services facility, refreshment room and bar		Open Space	No					
Lot Number(s):	1		Community Cultural & Emergency Services	No					
DP Number(s):	758853		Admin Building	No					
Stage No:	1		Bushfire - Specific	No					
Applicant:	Chris Jenkins Design Architects Pty Ltd		Kings Creek	No					
Contribution Area:	<input type="checkbox"/> Camden Haven <input type="checkbox"/> Innes Peninsula <input type="checkbox"/> Kings Creek <input type="checkbox"/> Lake Cathie/Bonny Hills <input checked="" type="checkbox"/> Port Macquarie <input type="checkbox"/> Rural <input type="checkbox"/> Sancroix/Thrumster <input type="checkbox"/> Wauchope		Admin Levy	Yes	2.2% of S94	\$151,810.00	\$3,339.80		
(Planner must Select Contribution Area: Click Once with Mouse)			Specific Contribution Plans and DSPs <i>(Planner Must Select if Plans are Applicable)</i>						
			S94A Levy Development Cost	\$1	No				
			PMQ CBD Car Parking Contribution	<input type="checkbox"/> Applies					
			PMQ Gordon Street Car Parking Contribution	<input checked="" type="checkbox"/> Applies	19	\$7,990.00	\$151,810.00		
			Hastings River Drive Traffic Works - 3(s) Zone	<input type="checkbox"/> Applies					
			Bushfire Additional	<input type="checkbox"/> Applies					
			Select Rate	<input type="checkbox"/> Applies					
DA Lodged Date:	18/11/2009		Water 1.6% levy:	<input checked="" type="checkbox"/> Applies	12.337	\$9,001.00	\$111,045.30		
Prepared By:	Ben Roberts		Sewer	<input checked="" type="checkbox"/> Applies	12.537	\$3,746.00	\$46,963.60		
DA Consent Date:									
Issue No.	1								
Calc Sheet Date:									
FINAL CONSENT CALCULATION	<input type="checkbox"/> Tick for FINAL Consent Calculation		Car Parking CP		Contribution Total: \$314,935.40				
			No. of Spaces Short:	19	Notice of Payment Re-Issue Fee: <input type="checkbox"/> Applies				
ET Calculaton for New Development (Proposed)									
Commercial & Industrial New Development			Rate	Units	Water Rate	Sewer Rate	ET Water	ET Sewer	Traffic Facilities m²
PROFESSIONAL CONSULTING ROOMS (DENTISTS, DOCTORS ETC)			m2	3459.5	0.00375	0.00375	12.973125	12.973125	
RESTAURANTS, CAFES, COFFEE SHOPS ETC			m2	112.7	0.005	0.005	0.5635	0.5635	
N/A			m2	0	0	0	0	0	
N/A			m2	0	0	0	0	0	
Total Commercial ETs:						13.536625	13.536625	0	
New Residential Development			Units	Sec 94 ET	Water ET	Sewer ET			
Number of new residential lots greater than 450m ² (excluding Dual Occ & Int Housing)			0	0	0	0			
Number of new residential lots greater than 2000m ² (excluding Dual Occ & Int Housing)			0	0	0	0			
1 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
2 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
3 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
4 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0			
1 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
2 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
3 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
4 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0			
Motel Unit - Partially Self Contained (Own ensuite but shared facilities for cooking & laundry)			0	0	0	0			
Motel Unit - Self Contained (Own ensuite and kitchen)			0	0	0	0			
Caravan Park - Not Self Contained Site (permanent or transient)			0	0	0	0			
Caravan Park - Partially Self Contained Site (permanent or transient)			0	0	0	0			
Nursing Homes High Dependency/Residential Care Facility (per bed)			0	N/A	0	0			
Nursing Homes Low Dependency/Hostel (per bed)			0	0	0	0			
Aged Unit - Self Contained 1 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0			
Aged Unit - Self Contained 2 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0			
Aged Unit - Self Contained 3 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0			
Boarding House per 1 Occupancy Bedroom Not Self Contained (shared facilities for cooking, laundry & bathrooms)			0	0	0	0			
Boarding House per 1 Occupancy Bedroom Partially Self Contained (Own ensuite - shared cooking & laundry facilities)			0	0	0	0			
Boarding House - Not Self Contained Per Bed (for dormitories/bunkrooms, shared cooking, laundry and bathroom)			0	0	0	0			
Boarding House - Self Contained Per Bed (for dormitories/bunkrooms, Own ensuite per bedroom/dorm/bunkroom with shared cooking and laundry)			0	0	0	0			
New Residential Unit Total:			0	0	0	0			

ET Calculation for Existing Development (Credits)

Commercial & Industrial Existing Development		Rate	Units	Water Rate	Sewer Rate	ET Water	ET Sewer	Traffic Facilities m ²
N/A	▼	m2	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	
				Total Commercial ETs:		0	0	0
Existing Residential Development			Units	Sec 94 ET	Water ET	Sewer ET		
Number of existing residential lots greater than 450m ² (excluding Dual Occ & Int Housing)			0	0	0	0		
Number of existing residential lots greater than 2000m ² (excluding Dual Occ & Int Housing)			1	1	1.2	1		
1 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0		
2 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0		
3 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0		
4 Bedroom Units (Low Density - Flats, town houses, villas, dual occs, Int housing & Permanent Self Contained Caravan Park Sites)			0	0	0	0		
1 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0		
2 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0		
3 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0		
4 Bedroom Units (High Density - 3 or more storeys)			0	0	0	0		
Motel Unit - Partially Self Contained (Own ensuite but shared facilities for cooking & laundry)			0	0	0	0		
Motel Unit - Self Contained (Own ensuite and kitchen)			0	0	0	0		
Caravan Park - Not Self Contained Site (permanent or transient)			0	0	0	0		
Caravan Park - Partially Self Contained Site (permanent or transient)			0	0	0	0		
Nursing Homes High Dependency/Residential Care Facility (per bed)			0	N/A	0	0		
Nursing Homes Low Dependency/Hostel (per bed)			0	0	0	0		
Aged Unit - Self Contained 1 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0		
Aged Unit - Self Contained 2 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0		
Aged Unit - Self Contained 3 bedroom with ensuite & kitchen (SEPP - Seniors Living)			0	0	0	0		
Boarding House per 1 Occupancy Bedroom Not Self Contained (shared facilities for cooking, laundry & bathrooms)			0	0	0	0		
Boarding House per 1 Occupancy Bedroom Partially Self Contained (Own ensuite - shared cooking & laundry facilities)			0	0	0	0		
Boarding House - Not Self Contained Per Bed (for dormitories/bunkrooms, shared cooking, laundry and bathroom)			0	0	0	0		
Boarding House - Self Contained Per Bed (for dormitories/bunkrooms, Own ensuite per bedroom/dorm/bunkroom with shared cooking and laundry)			0	0	0	0		
Existing Residential Unit Total:			1	1	1.2	1		

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