

JRPP No:	2010NTH019
DA No:	DA 2010/0336
PROPOSED DEVELOPMENT:	Demolition of Dwelling & 53 Lot Subdivision, Lot 100 DP 1101027, 11 John Fraser Place, Port Macquarie
APPLICANT:	Hopkins Consultants PTY LTD
REPORT BY:	BR - Port Macquarie Council

Assessment Report and Recommendation

PROPERTY: DA 2010/0336 - LOT 100 DP1101027, JOHN FRASER PLACE, PORT MACQUARIE

APPLICANT: HOPKINS CONSULTANTS PTY LTD

OWNER: COOLUMBERG PTY LTD

PROPOSAL: DEMOLITION OF EXISTING DWELLING AND STAGED CONSTRUCTION OF A 53 LOT RESIDENTIAL SUBDIVISION

PRECIS

This report considers a development application for the demolition of an existing dwelling and staged construction of a 53 lot residential subdivision at Lot 100 DP1101027, John Fraser Place, Port Macquarie

The application is being reported to the Joint Regional Planning Panel as it is classified as 'regional development' pursuant to SEPP (Major Development) 2005.

The proposal is also 'integrated development' for the purposes of the Rural Fires Act 1997.

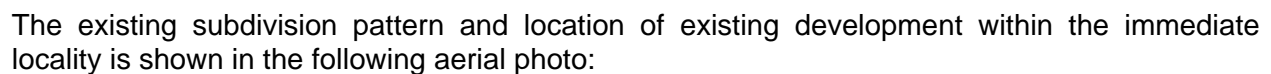
Following public exhibition of the proposal one (1) submission was received.

RECOMMENDATION

That DA 2010/0336 for the demolition of existing dwelling and staged construction of a 53 lot residential subdivision at Lot 100, DP 1101027, John Fraser Place, Port Macquarie, be determined by granting consent subject to the recommended conditions.

Existing sites features and surrounding development

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





2. DESCRIPTION OF DEVELOPMENT

The application proposes the following:

Demolition of existing dwelling and construction of 53 lot residential subdivision.
The subdivision works are proposed over 5 stages

Attachments - site plans and elevations

Refer to attachments at the end of this report.

Application Chronology

5 July 2010 - Application lodged
13-28 July 2010 - Public exhibition
8 July 2010 - RFS referral sent
8 July 2010 - JRPP notification & lodgement
14 July 2010 - Request for additional information (landscaping & tree planting)
28 July 2010 - Submission received
5 August 2010 - RFS response
16 August 2010 - Additional information request (noise)
18 August 2010 - Additional information response (noise)

9 September 2010 - Additional information response (landscaping & tree planting)
9 September 2010 - Amended services strategy plans submitted.
14 October 2010 - JRPP site inspection & briefing meeting

3. STATUTORY ASSESSMENT

Section 79C Matters for Consideration

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

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

SEPP 44 - Koala Habitat Protection

The subject land is an area more than 1 hectare in size and therefore the provisions of the SEPP 44 must be considered. However, NSW Planning's Circular No. B35, Section 1.5 states that "In relation to affected DAs it is the intention of the policy that investigations for 'potential' and 'core' koala habitats be limited to those areas in which it is proposed to disturb habitat.

In accordance with the provisions of the SEPP the first step is determine whether the land is potential koala habitat:

Step 1—Is the land potential koala habitat?

Land is identified as 'potential koala habitat' if the site is being occupied by native vegetation where the trees of the types listed in Schedule 2 (Tallowwood, Grey Gum, Ribbon or manna gum, River red gum, Broad leaved scribbly gum, Scribbly gum, White box, Bimble box or poplar box, Swamp mahogany) constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.

The subject site is primarily cleared of vegetation, however a number of scattered trees and shrubs exist on the site. The scattered trees on the site were surveyed and identified by a qualified Arborist. In total there are 15 trees and a clump of acacia (wattle) on the property subject to removal. Of these trees one (1) a Tallowwood is recognised as a schedule 2 koala feed tree. In this regard the vegetation on the site does not constitute potential koala habitat and no further consideration of the SEPP is required.

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 of the land in this regard.

The requirements of this SEPP are therefore satisfied.

SEPP 71 – Coastal Protection

The site is located within a coastal zone as defined in accordance with clause 4. Part of the site is also partially mapped as a sensitive coastal location.

In accordance with clause 18 the Minister has waived the need for a Master Plan for the site. A copy of the Master Plan waiver provided by the NSW Department of Planning was provided with the application.

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 predominately cleared and located within an area zoned for residential purposes.

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

The requirements of this SEPP are therefore satisfied.

SEPP (Major Development) 2005

In accordance with clause 13(C) (d) the proposed development is recognised as Regional Development to which the regional panel is the consent authority.

North Coast Regional Environmental Plan

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

In accordance with clause 12, the proposed development will be unlikely to adversely impact on the use of adjoining or adjacent agricultural land and the proposed subdivision will not result in a significant loss of prime crop or pasture land.

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 43, the proposal is satisfactory with regard to:

- the density of the dwellings have been maximised without adversely affecting the environmental features of the land,
- the proposed road widths are not excessive for the function of the road,
- it is satisfied that, where development involves the long term residential use of caravan parks, the normal criteria for the location of dwellings such as access to services and physical suitability of land have been met,
- the road network has been designed so as to encourage the use of public transport and minimise the use of private motor vehicles, and
- site erosion will be capable of being minimised in accordance with required sedimentation and erosion management plans.

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

The requirements of this REP are therefore satisfied.

Hastings Local Environmental Plan 2001

The land was recently rezoned to 2(a1) Residential as a result of LEP Amendment No. 77. The proposed development for a residential subdivision is best defined as a subdivision for the purposes of the LEP, which is a permissible land use with consent in the 2 (a1) zone.

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

- (a) To identify land suitable for residential purposes.
- (b) To ensure the provision of services and facilities associated with residential land uses or which are unlikely to affect residential amenity.
- (c) To ensure a variety of housing choice.
- (d) To enable appropriate development where allowed with consent.

The proposal satisfies the objectives of the 2(a1) zone as the proposal will provide for land suitable for residential housing and contribute to the range of housing options available in the local government area.

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

In accordance with clause 15/17 (within the meaning of section 195 of the Conveyancing Act 1919), the proposed subdivision proposes lots with areas of in excess of 450m² which comply with the minimum 450m² standard lot size requirements for the 2(a1) Residential zone.

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 R1 - General Residential. The proposed use could best be defined as a 'subdivision' and is permissible with consent in the R1 zone. The proposal is not inconsistent with the draft zone objectives and relevant provisions, including minimum 450m² lot size standards.

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

Port Macquarie Hastings DCP 2006

DCP 17 – Subdivision Code

The proposal is considered to be consistent with the objectives of the DCP. The minimum allotment sizes prescribed in the HLEP 2001 (450m²) are considered to supersede the guidelines within the DCP. The site is relatively constraint free and each allotment contains a suitable envelope to enable the construction of a dwelling. Conditions of consent have been recommended to achieve compliance with relevant provisions of the DCP.

DCP 40 - Advertising of Development

The proposed development has been publicly exhibited in accordance with the requirements of this policy.

(iia) 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:

NSW Coastal Policy 1997

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

Demolition of buildings AS 2601 – Cl. 66 (b)

Demolition of the existing building on the site is capable of compliance with this Australian Standard - condition recommended.

(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

The site is currently a vacant residential allotment. Adjoining the site to the north is residential development. Adjoining the site to the east is residential development. Adjoining the site to the south is Council owned land of which is a disused quarry site. Further to the south is an Elgas Depot and Council's sewerage treatment plant. Adjoining to the west is Lake Road, Council owned land and residential development.

The proposal is considered to be compatible with the context and setting - refer to discussion of merit-based issues in report.

Access, Transport & Traffic

Roads

Lake Road is an existing two-lane two-way road of sealed road construction under the care and control of Council. Lake Road is an arterial type road connecting to the industrial area, Ocean Drive and the Oxley Highway to the west and Port Macquarie to the east. Lake Road is of a kerb and gutter construction within a 20.115m wide and variable road reserve. Adjacent to the

site Lake Road does not have kerb and gutter. Kerb and gutter or an alternative cross section approved by Council's Engineering section shall be provided along the Lake Road frontage.

Banksia Avenue is a two-lane two-way local road under the care and control of Council. Banksia Avenue is a local street with SA kerb and gutter construction within a 20.115m wide and variable road reserve. As part of the development, Banksia Avenue will be extended approximately 100m to the south terminating in a cul-de-sac and providing access to the development.

John Fraser Place (Council and to former Ocean Drive) is a road serving as the primary access to Council's sewerage treatment plant, and a few additional business. The original road which is unformed has been relocated to the west and as a two-lane two-way sealed road construction.

New roads to be dedicated to Council are proposed with the subdivision as follows:

- The proposed development entry road (from Banksia Avenue) shall be of "Local Street" Standard with a 7m wide carriageway formation within a 16m road reserve.
- Proposed roads terminating in cul-de-sacs shall be of "Access Place" Standard with a minimum 5.5m wide carriageway width within a 13.5m road reserve.
- The development also proposes a shareway adjacent to Lots 27-28 and Lots 46-50. This shareway shall be of "Shareway" standard with a 5.0m carriageway width within a 8.5m road reserve.

Traffic

TPK and Associates Pty Ltd has prepared a traffic impact assessment for the development as part of the application. TPK's assessment is generally consistent with the application and assumes a 55 lot development (greater impacts than the current proposed plan), with all access provided through Banksia Avenue.

General findings of the assessment determined the following:

- The site will generate 495 additional daily trips and 47 trip during the typical peak;
- The existing Banksia Avenue & Farrer Parade intersection has poor approach site distance and the eastern kerb formation along Banksia Avenue is not aligned (offset) through the intersection. Recommendations to improve intersection conditions include centreline and edge line pavement markings and advanced warning signs.
- Intersection analysis at the Banksia Avenue & Lake Road intersection was evaluated for both the AM and PM peak hours using SIDRA, Version 3.2. Analysis results showed the intersection is approaching capacity levels that will create unacceptable side street delay. Although this new subdivision in itself does not exceed the capacity of the existing intersection operation, the analysis highlights the need for Council to consider strategic review of future capacity measures along the Lake Road route.

Council's review of the Lake Road and Banksia Avenue intersection indicate that the existing intersection has the ability to cater for the increased traffic. Council's review of historic accident data in January 2010 showed two (2) accidents over eight (8) years at the intersection. Council has long term plans (around 2030) for upgrades to Lake Road which will include this intersection. Council will collect road contributions from the development which can be levied toward interim improvements, if improvements are deemed necessary prior to the upgrade of Lake Road.

Access

All vehicle access to the development is proposed through the extension of Banksia Drive. No vehicle access shall be permitted to Lake Road or John Fraser Place.

Shared driveways are proposed to battle-axe blocks for lots 51 and 52. These driveways shall be constructed as part of subdivision works for this stage of development.

Pedestrians

Provisions have been made for a concrete footpath through the development connecting Banksia Avenue to the existing bus stop formation along Lake Road.

Public Domain

No adverse impacts on public spaces or access thereto. Condition of consent recommended to provide concrete foot paving through the site linking Banksia Avenue to bus stop on Lake Road. The proposal does not negatively impact on the public domain.

Utilities

Electricity and telecommunication facilities are available to the site.

Council's Sewerage Engineer has provided the following comments:

Sewerage facilities are available but will require extension at no cost to Council to serve the proposed development.

Each additional proposed lot is to have a separate independent point of connection to Council's system with one (1) metre clear distance around the vertical inspection shaft and any manhole.

Stormwater

The proposal includes the use of a bioretention system to ensure that the quality of stormwater discharged from the site complies with Council's AUSPEC Specifications.

Whilst the plans indicate that this system is non-compliant with respect to batters/grades, this issue can be addressed via conditions of consent.

The applicant has indicated that they are in negotiations with Council regarding the need for detention facilities at the site. Whilst Council's AUSPEC specifications indicate that stormwater detention facilities would be required for this type of development, it is unclear at this stage what benefit these facilities would provide to the downstream catchment. Therefore a condition has been recommended that requires the applicant to demonstrate that the proposal not increase the potential for downstream flooding or increase erosion via an increase in the frequency of bank-full stormwater flows (which is essentially the objective of providing detention on a site like this).

The onus is therefore with the applicant to demonstrate how the site can comply with these requirements prior to the issue of a Construction Certificate. If detention is required, it can be incorporated into the basin allocated for the bioretention system.

Water

Existing water mains are a 100mm AC main along the western side of Banksia Avenue and a 150mm PVC water main on the north (opposite) side of Lake Road. The water main layout proposed with the development application is acceptable in principle with a 150mm water main connection to around No. 159-161 Lake Road through the drainage reserve. Final details are to be addressed with the engineering plans. Only Stage 1 can be provided with a water supply from Banksia Avenue. With the Lake Road connection being required for subsequent stages.

Where there are water mains to be provided in roads not currently proposed for construction, then these roads are to be provided with a road design acceptable to Council's Development Engineer and then formed so that footpath areas are at the correct level and alignment to allow accurate placing of water mains. The details of temporary stormwater diversion on such partial road formations are to be provided with the engineering plans.

Soils

Site regrading is proposed with subdivision works and a retaining wall (maximum 1.0m) is proposed along the eastern boundary of proposed lots 35 and 36. Council records indicate the site is subject to extreme soil erosion risk. Erosion and sediment controls are required during earthworks and until the site is stabilized. Conditions applied accordingly.

Air & Micro-climate

Council's Sewerage Treatment Plant is located approximately 300m to the south of the site. The subject allotment was created as a result of a previous subdivision in which the now southern property boundary reflects the outer extent of the 300m buffer from the Sewerage Treatment Plant. Given the site is located outside the buffer area the potential odour impact on future residents within the subdivision is not expected to be adverse. This was recognised as an important factor in allowing the rezoning of the land for residential purposes.

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

Construction of the proposed development will require the removal of vegetation. The vegetation is not considered significant vegetation and therefore removal will be unlikely to have any significant adverse impacts on biodiversity or threatened species of flora and fauna.

It is recommended that a condition be imposed on the consent to require offset replanting on the site. That being the planting of twenty-two (22) koala food trees species in the drainage reserve and site perimeter screen plantings.

Waste

Satisfactory arrangements can be put in place for proposed storage and collection of waste and recyclables during subdivision construction. No adverse impacts anticipated.

Energy

BASIX does not apply to this form of development. Proposed allotments will benefit from adequate solar access.

Noise & Vibration

The applicant submitted an Environmental Noise Impact Assessment, prepared by Acoustic Logic Consultancy dated 11 June 2010, as part of the application to determine the extent of road noise impacts from Lake Road to proposed allotments within the subdivision.

In achieving acceptable noise levels to affected allotments the report recommended two options. The first being an acoustic barrier (fence) of approximately 4-6m in height fronting Lake Road. This option was deemed unacceptable from an amenity perspective.

The second option is to incorporate "in building" solutions. The performance criteria is compliance with AS/NZS 2107:2000 - Acoustics - Recommended design sound levels and reverberation times for building interiors. The Environmental Noise Impact Assessment indicates the type of "in building" acoustic treatments appropriate to achieve compliance with AS/NZS 2107:2000.

No adverse impacts are anticipated. Condition recommended to restrict subdivision construction works to standard construction hours. Conditions also recommended to clearly stipulate on the 88B instrument that "in building" restrictions apply to the affected allotments.

Natural Hazards

The site is partially mapped as bushfire prone land. The applicant submitted a bushfire report, which was forwarded to the NSW Rural Fire Service. The NSW Rural Fire Service have assessed the application and issued a Bushfire Safety Authority consisting of a series of conditions that are recommended to be incorporated into the conditions of consent.

The site adjoins a disused Council quarry site. The proximity of the face of the quarry to the boundary of some of the proposed lots along the southern boundary of the site has been provided. The distances are varied but range between 9.35m, 11.28m, 12.29m and 10.11m at the closest affected lots. Based on these distances and proposed landscape plantings no adverse impacts are anticipated.

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 increase in housing density will improve natural surveillance within the locality.

Social Impact in the Locality

Given the nature of the proposed development and it's location the proposal is unlikely to result in any adverse social impacts.

Economic Impact in the Locality

No adverse impacts. Likely positive impacts can be attributed to the construction of the development.

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.

Cumulative Impacts

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

Site constraints of potential traffic noise impacts have been adequately addressed and appropriate conditions of consent recommended.

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

One (1) written submission was received following completion of the required public exhibition of the application.

A list of names and addresses of members of the public who have lodged submissions is provided as an attachment to this report.

Issues raised in the submissions received and comments in response to these issues are provided as follows:

Submission Issue/Summary	Planning Comment/Response
Banksia Avenue is nominated on the Development Application which is not the address of the site.	The site is Lot 100 DP1101027, John Fraser Place, Port Macquarie. The application was processed and exhibited as such. For the purposes of the development application submission reference is made to Banksia Avenue as it is the proposed primary access road to the proposed development site.
Banksia Avenue should not be used as the access road to the development because of intersection safety concerns. i.e sight distance, increased traffic, slope of road & sunset restricting vision.	The application was accompanied by a Traffic Impact Assessment conducted by TPK Pty Ltd. Council's Traffic Engineers concur with the findings of this report and deem Banksia Avenue and intersection with Lake Road as capable of catering for the increased traffic volumes. Refer to previous comments earlier in this report under access, transport and traffic section.
Clarification as to whether requirement for Master Plan has been waived. Letter attached from NSW Planning not clear.	The requirement to obtain a Master Plan has been waived by NSW Planning.
It is understood that Australian Standards require a minimum buffer exclusion zone from dangerous goods of 100m.	A review of AS/NZS 1596:2008 - The Storage & Handling of LP Gas reveals a minimum separation distance of 15m to residential uses from LP gas storage and equipment. The Elgas operation referred to is located approximately 35m from the closest boundary of the site.
It is understood that Australian Standards require a minimum buffer exclusion zone from sewerage treatment plants of 400m.	Australian standards do not specify a minimum buffer distance from sewage treatment plants. Historically local Council's have adopted a 400m buffer surrounding STPs for residential development. Advances in technology and processes have allowed the buffer in this instance to be reduced to 300m which is now recognised as the property boundary of the site. Refer to previous comments earlier in the report under air and micro-climate.
Noted in Council's prelodgement advice to applicant that subdivision is generally consistent with DCP 17 - Subdivision code. Does the proposal comply or not?	This was prelodgement advice only based on preliminary plans presented at the prelodgement meeting. The development application has now been lodged with amendment made to reflect prelodgement comments. The application satisfies the objectives and standards of DCP 17.
In the Statement of Environmental Effects prepared by the applicant the SEPP 71 Assessment clause (d) suggests the proposal is for a Seniors Living development. Is this the case?	The comment referred to in the applicants development submission report is an error of which has been confirmed by the applicant. The proposal is for a residential subdivision and not a Seniors Living development.
In the Statement of Environmental Effects prepared by the applicant the SEPP 71	The south west boundary of the site (closest to Kooloonbung Creek) is located approximately

Assessment clause (e) refers to the development being 300m from Kooloonbung Creek which contradicts section 4.4.2 of the SoEE which nominates a distance inside 100m. The impacts referred to in clause (h), (j) and (m) will vary depending on the correct distance.	150m straight line distance to Kooloonbung Creek. It should be noted that Kooloonbung Creek is located on the other side of both Lake Road and John Fraser Place from the site. The distance of 100m referred to in section 4.4.2 of the SoEE is the area identified as sensitive coastal location under the provisions of SEPP 71. A small portion of the north west boundary of the site is mapped within this 100m area based on the riparian vegetation that exist opposite Lake Road. However, the site does represent a sensitive coastal location and accordingly the NSW Planning have waived the need for a Master Plan under the provisions of SEPP 71. Refer to comments in SEPP 71 attached to this report.
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(e) The Public Interest:

Issues of concern raised in submissions received following public exhibition of the proposal have been addressed earlier in this report.

The proposed development satisfies relevant planning controls and is not expected to impact on the wider public interest.

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 towards roads, open space, community cultural services, emergency services and administration buildings.

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 recommended conditions of consent provided in the attachment section of this report.

ATTACHMENTS

Development Contributions Calculation Sheets
Plans
Recommended Conditions
Assessments
Submission Details

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.	2010	0336	General S94 Plans	Applies	ET Chargeable	RatePer ET	Contribution Amount		
Address:	John Fraser Place, Port Macquarie		Major Roads	Yes	18	\$6,301.00	\$113,418.00		
Dev Description:	Partial subdivision - 18 residential lots, drainage		Open Space	Yes	18	\$4,933.00	\$88,794.00		
Lot Number(s):	100		Community Cultural & Emergency Services	Yes	18	\$3,811.00	\$68,598.00		
DP Number(s):	1101027		Admin Building	Yes	18	\$751.00	\$13,518.00		
Stage No:	1		Bushfire - Specific	No					
Applicant:	Hopkins Consultants 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	\$284,328.00	\$6,255.20		
(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 type="checkbox"/> Applies					
			Hastings River Drive Traffic Works - 3(s) Zone	<input type="checkbox"/> Applies					
			Bushfire Additional	<input type="checkbox"/> Applies					
			Select Rate	▼					
DA Lodged Date:	05/07/2010		Water 1.6% levy:	<input checked="" type="checkbox"/> Applies	18	\$9,032.00	\$162,576.00		
Prepared By:	Ben Roberts		Sewer	<input checked="" type="checkbox"/> Applies	18	\$3,759.00	\$67,662.00		
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: \$523,422.40				
			No. of Spaces Short:		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 m ²
N/A	▼	m2	0	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	0	
					Total Commercial ETs:		0	0	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)			18	18	18	18			
Number of new 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			
New Residential Unit Total:			19	19	19.2	19			

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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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.	2010	0336	General S94 Plans	Applies	ET Chargeable	RatePer ET	Contribution Amount		
Address:	John Fraser Place, Port Macquarie		Major Roads	Yes	52	\$6,301.00	\$327,652.00		
Dev Description:	New dwelling & construction of 53 Lot Res		Open Space	Yes	52	\$4,933.00	\$256,516.00		
Lot Number(s):	100		Community Cultural & Emergency Services	Yes	52	\$3,811.00	\$198,172.00		
DP Number(s):	1101027		Admin Building	Yes	52	\$751.00	\$39,052.00		
Stage No:	Total		Bushfire - Specific	No					
Applicant:	Hopkins Consultants 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	\$821,392.00	\$18,070.60		
(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 type="checkbox"/> Applies					
			Hastings River Drive Traffic Works - 3(s) Zone	<input type="checkbox"/> Applies					
			Bushfire Additional	<input type="checkbox"/> Applies					
			Select Rate	▼					
DA Lodged Date:	05/07/2010		Water 1.6% levy:	<input checked="" type="checkbox"/> Applies	51.8	\$9,032.00	\$467,857.60		
Prepared By:	Ben Roberts		Sewer	<input checked="" type="checkbox"/> Applies	52	\$3,759.00	\$195,468.00		
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: \$1,510,273.90				
			No. of Spaces Short:		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 m ²
N/A	▼	m2	0	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	0	
N/A	▼	m2	0	0	0	0	0	0	
					Total Commercial ETs:		0	0	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)			53	53	53	53			
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:			53	53	53	53			

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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