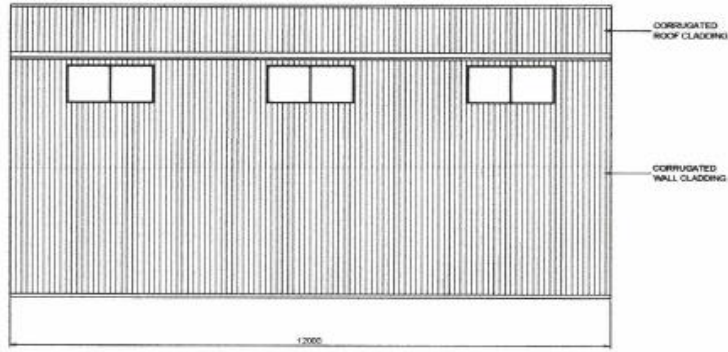
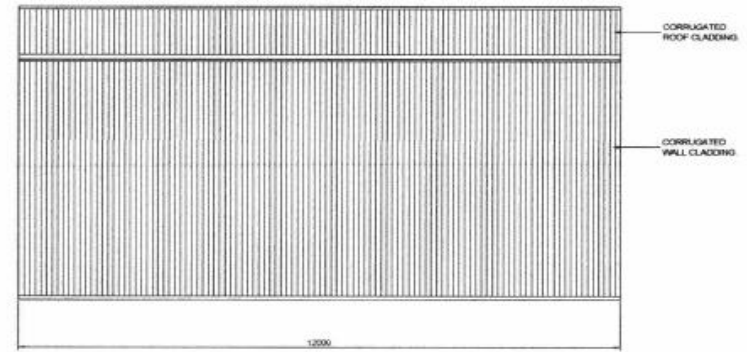


Attach 1 - Original Elevation Plan

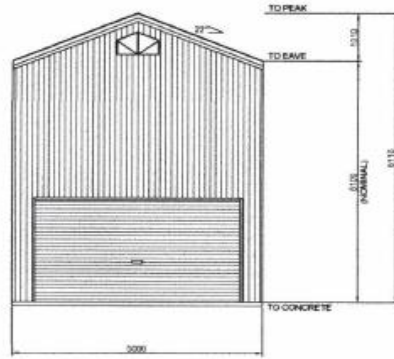
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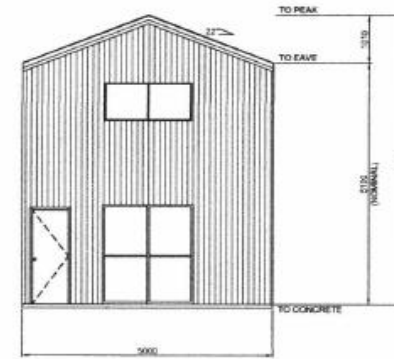
1
8 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
8 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
8 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
8 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

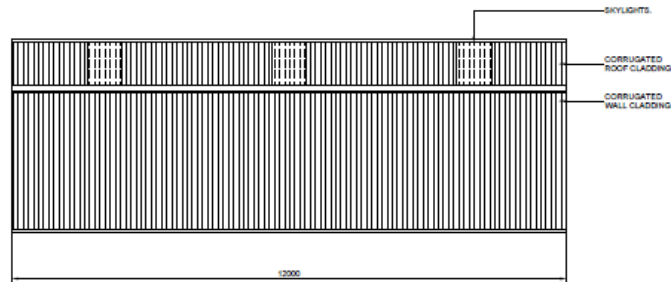
BUILDING COLOURS

WALL	COLOURBOND
ROOF	COLOURBOND
ROLLER DOOR	COLOURBOND
P.A. DOOR	COLOURBOND
WINDOW	COLOURBOND
GLASS SLIDING DOOR	COLOURBOND
DOWNSPIPE	COLOURBOND
GUTTER	COLOURBOND
CORNER FLASHING	COLOURBOND
BARGE FLASHING	COLOURBOND
OPENING FLASHING	COLOURBOND

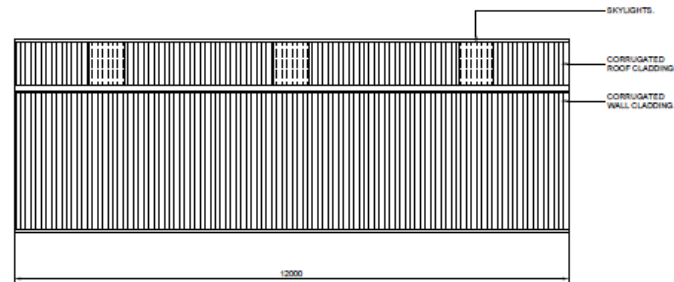
8 of 9 SHEET	JOB NO. ORW15998 DATE 18/02/2017 DRAWN: HDS CHECK 1: DL CHECK 2: DL TM:	STEEL BUILDING BY (CONTACT) SELECT A SHED ORANGE PTY LTD FOR DAMIEN SIMS 25 WARATAH STREET LITHGOW	AT HED AFE	fairdinkum SHEDS	Civil & Structural Engineers 50 Punari Street Currabong, Qld 4812 Fax: 07 4725 5850 Email: design@nconsg.com.au ABN 341 006 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Registered Professional Engineer 2558960 Signature: <i>T. Messer</i> Date: 18/02/2017 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	REG. NO. 255990 REG. NO. 9095 REG. NO. 1163785 REG. NO. 0236952 REG. NO. 0256484					

Attach 2 –Current Elevation Plan

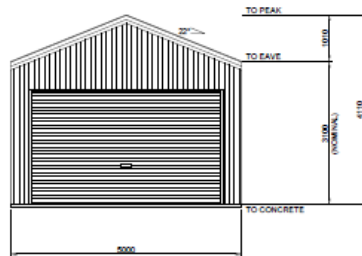
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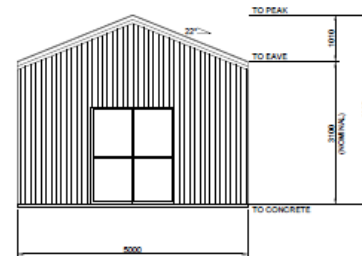
1
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SCALE: 1 = 100



2
8 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
8 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
8 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	COLOURBOND
ROOF	COLOURBOND
ROLLER DOOR	COLOURBOND
GLASS SLIDING DOOR	COLOURBOND
DOWNPipe	COLOURBOND
GUTTER	COLOURBOND
CORNER FLASHING	COLOURBOND
BARGE FLASHING	COLOURBOND
OPENING FLASHING	COLOURBOND

6
OF
6
SHEET

JOB NO. ORNG15709

DATE 16/11/2017

CHECKED TML

DRAWN FDS

STEEL BUILDING BY (CONTACT)
SELECT A SHED ORANGE PTY LTD
02 6362 9303
DAMIEN SIMS
25 WARATAH STREET
LITHGOW

FOR AT



NORTHERN CONSULTING engineers

Civil & Structural Engineers
50 Punari Street
Curralong, Qld 4812
Fax: 07 4725 5850
Email: design@ncoeng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structure) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980

Signature *T. Messer*

Date 16/11/2017

Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

DEVELOPMENT ASSESSMENT REPORT – DA243/17 - DEMOLITION OF SHED & ERECTION OF COLORBOND GARAGE - 25 WARATAH STREET LITHGOW NSW 2790

1. PROPOSAL

Council is in receipt of a Development Application DA243/17.

Original Proposal

The proposal originally provided for the demolition of an existing garage and construction of a two storey Colorbond garage (mezzanine level) having external dimensions of 12m (L) x 5m (W) x 6.11m (H) (to gable). The original proposal was notified to landowners within the area with one (1) public submission being received against the original proposal. The original proposal was not supported by Council due to impacts of bulk, scale and overshadowing on adjoining properties.

As a result of the submission received and concerns raised by Council against the original proposal, the applicant revised the proposal for Council consideration.

Revised Proposal

The proposed was revised and now provides for the demolition of the existing garage and construction of a single storey Colorbond garage having a floor area of 60m² located on the eastern side of the existing dwelling. The proposed garage has external dimensions of 12m (L) x 5m (W) x 4.11m (H) (to gable) (3.1m wall height). The garage will be used for storage of motor vehicles, tools and private equipment. The revised proposal was re-notified to landowners within the area with one (1) public submission being received against the original proposal.

2. SUMMARY

To assess and recommend determination of DA243/17 with recommendation for approval subject to conditions.

3. LOCATION OF THE PROPOSAL

Legal Description : Lot 2 DP 583871
Property Address : 25 WARATAH STREET LITHGOW NSW 2790

4. ZONING:

The land is zoned R1 General Residential in accordance with Lithgow Local Environmental Plan 2014.

5. PERMISSIBILITY:

The development being a garage is considered permissible under Lithgow Local Environmental Plan 2014 as ancillary development to the existing dwelling, subject to development consent.

5.1 POLICY IMPLICATIONS (OTHER THAN DCP's)

Policy 7.5 Notification Of Development Applications

This policy applies to the development. The original proposal (Colorbond garage with mezzanine level) was notified to adjoining and adjacent property owners for a period of fourteen (14) days. One (1) public submission was received against this proposal.

Following a re-design of the proposed garage, the application was re-notified to adjoining and adjacent property owners for a period of fourteen (14) days. One (1) public submission was received against this proposal and is detailed later in this report.

The proposal is considered to satisfy the provisions of this policy.

Policy 7.6 Development Applications By Councillors And Staff Or On Council Owned Land

This policy applies to the development as the applicant/owner is a member of Council staff. Whilst the proposal generally satisfies the provisions of this policy, it has been determined that due to the nature of public submissions received the application will be determined by elected Council.

5.2 FINANCIAL IMPLICATIONS (e.g. Section 94)

Nil

5.3 LEGAL IMPLICATIONS

Environmental Protection and Biodiversity Conservation Act 1991

No federally listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this Act on the proposed development.

Mine Subsidence Compensation Act 1961

The development is considered to be integrated under this Act (via Section 91 of the EP & A Act 1979). Accordingly the approval of the Mine Subsidence Board has been obtained and therefore it is considered that the proposal will comply with the provisions of this Act.

Threatened Species Conservation Act 1995

No state listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this act on the proposed development.

Environmental Planning and Assessment Act 1979

In determining a development application, a consent authority is required to take into consideration the matters of relevance under Section 79C of the *Environmental Planning and Assessment Act 1979*. These matters for consideration are as follows:

5.3.1 Any Environmental Planning Instruments

Lithgow Local Environmental Plan 2014

LEP 2014 – Compliance Check	
Clause	Compliance
Land Use table R1 General Residential	Yes

7.1	Earthworks	Yes
7.3	Stormwater management	Yes

Comment:

7.1 – The subject allotment is relatively level. Earthworks comprise of minor benching to achieve a level building platform. Earthworks are considered to have minimal impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. The proposal is considered to satisfy the provisions of the LEP.

7.3 – Stormwater will be conveyed to the street gutter to the satisfaction of Council. Stormwater is considered to have minimal impact on adjoining properties, native bushland and receiving waters. The proposal is considered to satisfy the provisions of the LEP.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

SEPP (Sydney Drinking Water Catchment) 2011 – Compliance Check		
	Clause	Compliance
10	Development consent cannot be granted unless neutral or beneficial effect on water quality	Yes
11	Development that needs concurrence of the Chief Executive	Yes

Comment: The application has been assessed using the Neutral or Beneficial Effect on Water Quality Assessment Tool provided by Water NSW. The development has achieved a neutral or beneficial effect on water quality and is considered to satisfy the provisions of this SEPP.

5.3.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

Nil

5.3.3 Any Development Control Plan

Nil

5.3.4 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

5.3.5 Any matters prescribed by the regulations that apply to the land

It is considered that as a result of this assessment the development will comply with the provisions of the regulations subject to conditions of consent.

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

Adjoining Landuse: The surrounding area is generally for residential pursuits with the proposal to be consistent with the surrounding land uses. The proposal will not cause any land use conflicts and the development is permissible within the zone.

Context and Setting: The proposed development will be located within an established residential area and will have no major impact on the context and setting of the area.

Access: The proposal will gain access from Wray Lane and has been assessed by Council's engineers. It is considered that subject to conditions of consent that the access will be adequate for the development.

Flora and Fauna: No proposed clearing is required and the development will have no impact on flora or fauna.

Social and Economic Impact: As the proposed development will be generally in keeping with the provisions of the planning instrument and is reasonably compatible with other development in the locality, it is expected to have minimal social and economic impact.

Soils: The proposed development will have no significant impact on soils. There is no reason to believe the site would be affected by acid sulphate soil or contamination problems. Conditions of consent will be imposed to control erosion and sedimentation impacts on the site and therefore it is considered there will be minimal impacts on soils.

Water: The proposed development has been assessed using the NorBE tool as required by the *State Environmental Planning Policy (Sydney Catchment Drinking Water) 2011* with a result of satisfied. Therefore with appropriate conditions of consent it is considered that the development will have minimal impact on water.

Air and Microclimate: There will be no significant impact on air or microclimate. However, a condition of consent will be imposed requiring that dust suppression be used during construction works to minimise impacts on the surrounding area.

Waste: Waste during construction will be to a licenced facility as per conditions of consent if approved.

Natural Hazards: The land is not known as being bushfire or flood prone.

Noise and Vibration: The proposal is not expected to cause any noise issues in the surrounding area, given it is for residential use.

Other Land Resources: The development will not impact on the value of the land in terms of agricultural potential or mining as it is zoned for residential use and adjacent to an established residential area.

5.3.7 The Suitability of the site for the development

The surrounding land uses are for residential pursuits with the size and nature of the development consistent with those in the surrounding area. The development will have minimal impact to the surrounding amenity. The proposed development complies with the objectives of the zone and the site is considered to be suitable for the proposal.

5.3.8 Any submissions made in accordance with this Act or the Regulations

The proposal was sent to Council's Engineers for commenting with recommendations detailed below. The proposal was also sent to surrounding landowners and placed on public display in Council's Administration Building for a period of 28 days total (two separate periods of fourteen days due to design amendments) with two submissions received which are summarised below.

COUNCIL'S ENGINEERS

No objections raised subject to the following conditions being imposed on the Development Consent:

1. A concrete driveway is to be constructed between the existing gutter crossing and the entrance to the shed. The concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the Construction of Driveways, Footpath/Gutter Crossings and Footpathing" (Policy 10.18). A copy is available on Council's website or on request from Council's administration.
2. All stormwater drainage is the responsibility of the applicant and shall be satisfactorily disposed into Council's stormwater infrastructure.

PUBLIC SUBMISSIONS

The original application was notified for a period of fourteen (14) days. During this period, one (1) submission was received as summarised below:

Submission 1 – 13 September 2017

- The proposed development plan is not accurate / to scale.
- The height of this structure on the boundary is over 5 metres and to peak is over 6 metres, the length of 12 metres encompasses 40% the adjoining yard.
- There has been no shadow assessment submitted with the application to indicate the shadows the new building will cast.
- The bulk and scale of this structure (a 2 storey building) in proportion to the land size and intended use is unreasonable.
- The potential use of the structure as a second dwelling.
- The development having potential to result in an associated loss in property value to the adjoining property.
- The proposal not complying with minimum boundary set back.

Council did not support the original proposal due to the bulk, scale and overshadowing effect on the adjoining property and therefore suggested that the applicant consider a redesign of the proposed garage. Following a redesign of the garage, the application was renotified. The following submission was received against the current proposal:

Submission 2 – 7 November 2017

- The proposal will necessitate the removal of the existing fence to facilitate construction.
- Lack of access to facilitate future construction on adjoining land.
- The proposal not complying with minimum boundary setbacks.
- The bulk of the building having adverse impact on the adjoining property.

Planning comments

Lack of Access

The removal of any boundary fence to facilitate construction is considered as a civil matter that is not administered by Council. Similarly, the lack of access to facilitate future construction on the adjoining allotment as a result of construction of the subject garage is considered as a civil matter that is not administered by Council.

Boundary Setbacks

The garage is considered to satisfy all statutory setback requirements with respect to fire separation. In addition, there are no minimum boundary setbacks prescribed by Council in any relevant planning instrument applicable to this proposal. Therefore the development proposal is considered to satisfy recognised planning benchmarks.

Bulk, Scale and Overshadowing

The wall height of the garage represents only a 400mm (12.9%) increase over that of a standard 2.7m high garage. The height of the garage will result in a worst case shadow cast to the south west over the adjoining allotment of approximately 9.3 m in length at 3pm on 21 June. The length of this shadow will reduce to 4.8m at 12pm and rotate toward the south east over the adjoining allotment.

Element 5.4, Clause A8.4 of the *Australian Model Code for Residential Development - AMCORD- A National Resource Document for Residential Development by Commonwealth of Australia - Housing & Regional Development*, states that in temperate and cool-temperate climate zones, sunlight to at least 50% (or 35m² with minimum dimension 2.5m, whichever is the lesser area) of the principle area of ground level private open space of adjacent properties is not reduced to less than two hours between 9am and 3pm on 21 June 21.

It is considered that at least 35m² of private open space on the adjoining allotment will remain unshaded for at least 2 hours between 9am and 3pm on 21 June. Therefore the development proposal is considered to satisfy recognised planning benchmarks.

In respect to bulk, the proposed garage occupies only 8.1% of the overall site area. The existing dwelling occupies approximately 71.3% of the site area. The remaining private open space of on the subject allotment is 20.6% (approximately 176.7m²).

Element 5.7, Clause A1.1A of the *Australian Model Code for Residential Development -AMCORD- A National Resource Document for Residential Development by Commonwealth of Australia - Housing & Regional Development*, states that a total minimum area of 20% of the site area with a minimum dimension of 3m should remain as private open space.

As the subject allotment contains 20.6% of private open space, the development proposal is considered to satisfy recognised planning benchmarks.

In addition, the proposed garage is of a similar bulk and scale to that of existing development on adjoining properties to the north.

Therefore, the development proposal is considered to satisfy recognised planning benchmarks and not have an adverse impact on surrounding allotments and/or the streetscape/amenity of the area.

5.3.9 The public interest

There have been no issues raised from the public regarding planning issues.

6. DISCUSSION AND CONCLUSIONS

The proposal is considered to generally comply with the relevant provisions of the applicable Environmental Planning Instruments. The proposal is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality. As such it is recommended that development consent is issued subject to the conditions outlined below.

7. ATTACHMENTS

Schedule A- Conditions of consent.

8. RECOMMENDATION

THAT development application DA243/17 is approved subject to conditions set out in Schedule A.

Report prepared by:..... Supervisor:.....

Signed:..... Signed:.....

Dated:..... Dated:.....

REASONS FOR CONDITIONS

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure no injury is caused to the existing and likely future amenity of the neighbourhood
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities
- To ensure access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- To ensure lots are adequately serviced.
- To ensure there is no unacceptable impact on the water quality.
- To ensure compliance with the requirements of the Rural Fire Services.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

Schedule A

Conditions of Consent (Consent Authority)

Please Note: It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

General Requirements

1. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.
2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
3. The structure shall not be used, fitted or occupied for industrial, commercial or residential purposes under any circumstances.
4. Building work that involves residential building work (within the meaning of the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates:
 - a) in the case of work to be done by a Licensee under that Act:
 - i) has been informed in writing of the licensee's name and contractor Licence Number, and
 - ii) it is satisfied that the Licensee has complied with the requirements of Part 6 of that Act, or
 - b) in the case of work to be done by any other person:
 - i) has been informed in writing of the persons name and Owner-Builder Permit Number, or
 - ii) has been given a declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials involved in work is less than the amount prescribed for the purposes of the definition of Owner-Builder Work in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.
5. That rainwater drains are connected to the lane gutter to the satisfaction of Council.
6. A concrete driveway is to be constructed between the existing gutter crossing and the entrance to the shed. The concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the Construction of Driveways, Footpath/Gutter Crossings and Footpathing" (Policy 10.18). A copy is available on Council's website or on request from Council's administration.
7. That the garage (including guttering) be wholly located within the confines of the allotment boundaries. A set-out survey prepared by a registered surveyor showing the location of slab formwork is to be submitted to the Principal Certifying Authority prior to pouring of concrete.

Requirements Prior to Commencement of Work

8. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.
9. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:
 - a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.
 - b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.
Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.
10. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
 - a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
 - b. Stating that unauthorised entry to the work site is prohibited and
 - c. Showing the name, address and telephone number of the principle certifying authority for the work.
The sign/s are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Demolition Requirements

11. A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
12. The demolition work to be supervised by a competent person with due regard to safe working practices and in accordance with the requirements of the NSW WorkCover Authority. Such work is to be carried out in accordance with the Work Health and Safety Act 2011, Work Health and Safety Regulation 2011, and Australian Standard 2601 – 2001.
13. All demolished material and excess spoil from the site shall be disposed of at a location and in a manner approved of by Council. No material is to be burnt on site.

Requirements During Construction

14. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.
15. All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work
16. That any existing plumbing and drainage fixtures affected by the building works are modified or relocated in accordance with the requirements of the Council.

17. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

Requirements Prior to Use

18. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.

Advisory Notes:

To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- c) Framing when external wall and roof cladding is in place and prior to internal linings.
- d) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
- e) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

Note: forty-eight (48) hours notice shall be given to Council prior to inspections.