

Central Coast

Local Planning Panel

Central Coast
Local Planning Panel Meeting
Supplementary Business Paper
13 April 2023



Meeting Notice

**The Local Planning Panel Meeting
of Central Coast
will be held remotely - online,
Thursday 13 April 2023 at 2.00 pm,
for the transaction of the business listed below:**

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 Confirmation of Minutes of Previous Meeting 3

3 PLANNING REPORTS- OUTSIDE OF PUBLIC MEETING

3.2 Supplementary Report - DA/1381/2022 - 28 Clyde Road, Holgate - Alterations
and Additions to Existing Dwelling and the Demolition of the Existing Carport 6

Jason Perica
Chairperson

Supplementary Agenda Version History

| Version | Date published | Details |
|----------------|------------------------------|--|
| 1 | 11/04/2023 | Item 2.1 attachment 3 provided as referenced in Business Paper published 06/04/2023 |
| 2 | 13/04/2023 (this version) | Inclusion of item 3.2 - Supplementary Report - DA/1381/2022 - 28 Clyde Road, Holgate - Alterations and Additions to Existing Dwelling and the Demolition of the Existing Carport |

Item No: 2.1
Title: Confirmation of Minutes of Previous Meeting
Department: Corporate Services

Central Coast
Local Planning Panel

13 April 2023 Local Planning Panel Meeting

Reference: F2020/02502 - D15586135
Author: Rachel Callachor, Meeting Support Officer

Summary




The Minutes of the following Meeting of the Local Planning Panel, which have been endorsed by the Chair of that meeting, are submitted for noting:

- **Local Planning Panel Meeting held on 9 March 2023**
- **Local Planning Panel Supplementary Meeting held on 9 March 2023**
- **Local Planning Panel Supplementary Meeting held on 6 April 2023**

Recommendation

That the minutes of the previous Local Planning Panel Meeting held on 9 March 2023 and the Local Planning Panel Supplementary Meetings held on 9 March 2023 and 6 April 2023 which was endorsed by the Chair of those meetings, are submitted for noting.

Attachments

| | | | |
|--|---|---------------------------------------|-----------|
| 1  | MINUTES - Local Planning Panel - 9 March 2023 | Provided in Agenda | D15579850 |
| 2  | MINUTES - Local Planning Panel Supplementary meeting - 9 March 2023 | Provided in Agenda | D15580351 |
| 3  | MINUTES - Local Planning Panel Supplementary Meeting - 6 April 2023 | Provided in this Supplementary Agenda | D15621108 |



Local Planning Panel

Minutes of the Supplementary Local Planning Panel Held Remotely - Online On 6 April 2023

Panel Members

| | |
|----------------------------|-----------------------------|
| Chairperson | Donna Rygate |
| Panel Experts | Greg Flynn Linda McClure |
| Community Representative/s | Lyn Hunt |

Central Coast Council Staff Attendance

| | |
|------------------|--|
| Emily Goodworth | Section Manager Employment and Urban Release |
| Salli Pendergast | Principal Development Planner Employment and Urban Release |
| Rachel Callachor | Meeting Support Officer |

The Chairperson, Donna Rygate, declared the meeting open at 10.04am

Apologies

The Panel noted that no apologies had been received.

1.1 Disclosures of Interest

The Panel Members confirmed that declaration forms lodged for the 9 March 2023 meeting were still current and no conflicts had been identified.

PLANNING REPORTS - OUTSIDE OF PUBLIC MEETING

2.1 DA/69/2021 - 33 Torrens Avenue, The Entrance - Demolition works and erection of a 3 storey residential flat building

Site Orientation Yes

Minutes of the Supplementary Local Planning Panel 6 April 2023 contd

| | |
|--------------------------------|--|
| Relevant Considerations | As per Council assessment report |
| Material Considered | <ul style="list-style-type: none"> • Documentation with application • Council assessment report and supplementary report • 1 Submission |
| Council Recommendation | Refusal |
| Panel Decision | <p>1 <i>That the Local Planning Panel refuse DA/69/2021 at Lots 26 and 27 DP 16925 for demolition of the existing dwelling and erection of a three-storey residential flat building and associated basement car parking for the reasons detailed in the schedule attached to the original report.</i></p> <p>2 <i>That Council advise those who made written submissions of the Panel's decision.</i></p> |
| Reasons | <p>1 The Panel's reasons for their decision are as per the original Assessment report provided to the Panel meeting of 9 March 2023.</p> <p>2 The Panel notes the contents of the letter from the applicant to Council dated 20 March 2023, and Council's advice that the Unit Manager Development Assessment met with the applicant and advised the applicant of the options available upon determination of the application.</p> |
| Votes | The decision was unanimous |

The Local Planning Panel meeting closed at 10:45am.

Item No: 3.2

Title: Supplementary Report - DA/1381/2022 - 28 Clyde Road, Holgate - Alterations and Additions to Existing Dwelling and the Demolition of the Existing Carport

Central Coast
Local Planning Panel

Department: Environment and Planning

13 April 2023 Local Planning Panel Meeting

Reference: DA/1381/2022 - D15629431

Author: Wayne Herd, Section Manager Building Assessment and Certification

Manager: Andrew Roach, Unit Manager Development Assessment

Executive: Alice Howe, Director Environment and Planning

Summary

An application has been received for the alterations and additions (which includes demolition work) to a dwelling at Holgate. The proposed additions include a main bedroom and relocation of bedroom 4, an additional ensuite, new entry, mudroom, laundry, an attached garage/workshop and rear deck. The demolition of the existing carport and some internal walls are required to change the floor plan configuration. The application has been examined having regard to the matters for consideration detailed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and other statutory requirements, with the issues requiring attention and consideration being addressed in the report.

This development application is required to be reported to the Local Planning Panel due to the owner being a member of Council's Development Planning Team.

The application is recommended for approval.

| | |
|-----------------------------|---|
| Applicant | Osmond McLeod Architects |
| Owner | M J Prendergast and A J Prendergast |
| Application No | DA/1381/2022 |
| Description of Land | Lot 1 DP 775319 -28 Clyde Road, HOLGATE NSW 2250 |
| Proposed Development | Alterations and additions to the Existing Dwelling and the Demolition of the Existing Carport |
| Site Area | 10,000.00m ² |
| Zoning | 7(C2) Scenic Protection Rural under Gosford Interim Development Order No. 122 |
| Existing Use | Rural/Residential Living (existing dwelling) |
| Estimated Value | \$429,510 |
| Relevant Legislation | <ul style="list-style-type: none">• <i>Environment Planning and Assessment Act 1979 - Section 4.15 (EP&A Act)</i>• <i>Gosford Interim Development Order No 122</i> |

3.2 Supplementary Report - DA/1381/2022 - 28 Clyde Road, Holgate - Alterations and Additions to Existing Dwelling and the Demolition of the Existing Carport (contd)

| | |
|-------------------------------|--|
| | <ul style="list-style-type: none"><i>Gosford Development Control Plan 2013 Chapter 3.1 "Dwelling Houses, Secondary Dwellings and Ancillary Development" (Gosford DCP 2013)</i> |
| Integrated Development | No |
| Submissions | 0 |

Recommendation

- 1. The Local Planning Panel approve consent to DA/1381/2022 at 28 Clyde Road, HOLGATE NSW 2250, Lot 1 DP 775319 for alteration and additions to the existing dwelling and demolition of existing carport subject to the reasons outlined below and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.***

Background

Development application DA/1381/2022 for partial demolition and alterations and additions at No. 28 Clyde Road, HOLGATE NSW 2250 was submitted to Council on 29 June 2022.

During the site inspection on Tuesday 11 April 2023 the Local Planning Panel requested the following information.

Additional information required from the Local Planning Panel

- 1 Does the proposed development include demolition of the existing carport?
- 2 Amended architectural plans to include the existing carport on the site plan, and an existing floor plan.
- 3 Amended Waste Management Plan referencing the demolition of the existing carport.
- 4 Does the proposed development include an additional bedroom?

Report

- 1 Does the proposed development include demolition of the existing carport?

Comment: Yes. The proposed development includes alterations and additions to the existing dwelling, including demolition of existing carport.

3.2 **Supplementary Report - DA/1381/2022 - 28 Clyde Road, Holgate - Alterations and Additions to Existing Dwelling and the Demolition of the Existing Carport (contd)**

- 2 Amended architectural plans to include the existing carport on the site plan, and an existing floor plan.

Comment: The applicant has submitted amended plans, which are included in Attachment 1. The amended plans indicate the existing carport on the site plan and the existing floor plan.

- 3 Amended Waste Management Plan referencing the demolition of the existing carport.

Comment: The applicant has submitted an amended Waste Management Plan, which references removal of the carport in Attachment 2.

- 4 Does the proposed development include an additional bedroom?

Comment: The original dwelling contained four bedrooms and one study. The proposed development has converted bedroom 4 into a media room and converted the existing main bedroom into a guest bedroom. The proposed development includes four bedrooms, one study and one media room.








Conclusion

The Supplementary Report is referred to the Local Planning Panel for purpose of providing the additional information requested at the site inspection.

Recommendation

The application is recommended for approval.

Attachments

| | | | |
|---|------------------------------------|--|-----------|
| 1  | Revised Architectural Plans | Note: Unredacted Plans provided to the Panel | D15628365 |
|  2  | 28 Clyde Road Option 07 - Redacted | | |
| 2  | Revised - Waste Management Plan | | D15628367 |
|  signed | | | |
| 3  | Revised Statement of Environmental | | D15628757 |
|  Effects 28 Clyde Road rev B | | | |



ALTERATIONS AND ADDITIONS

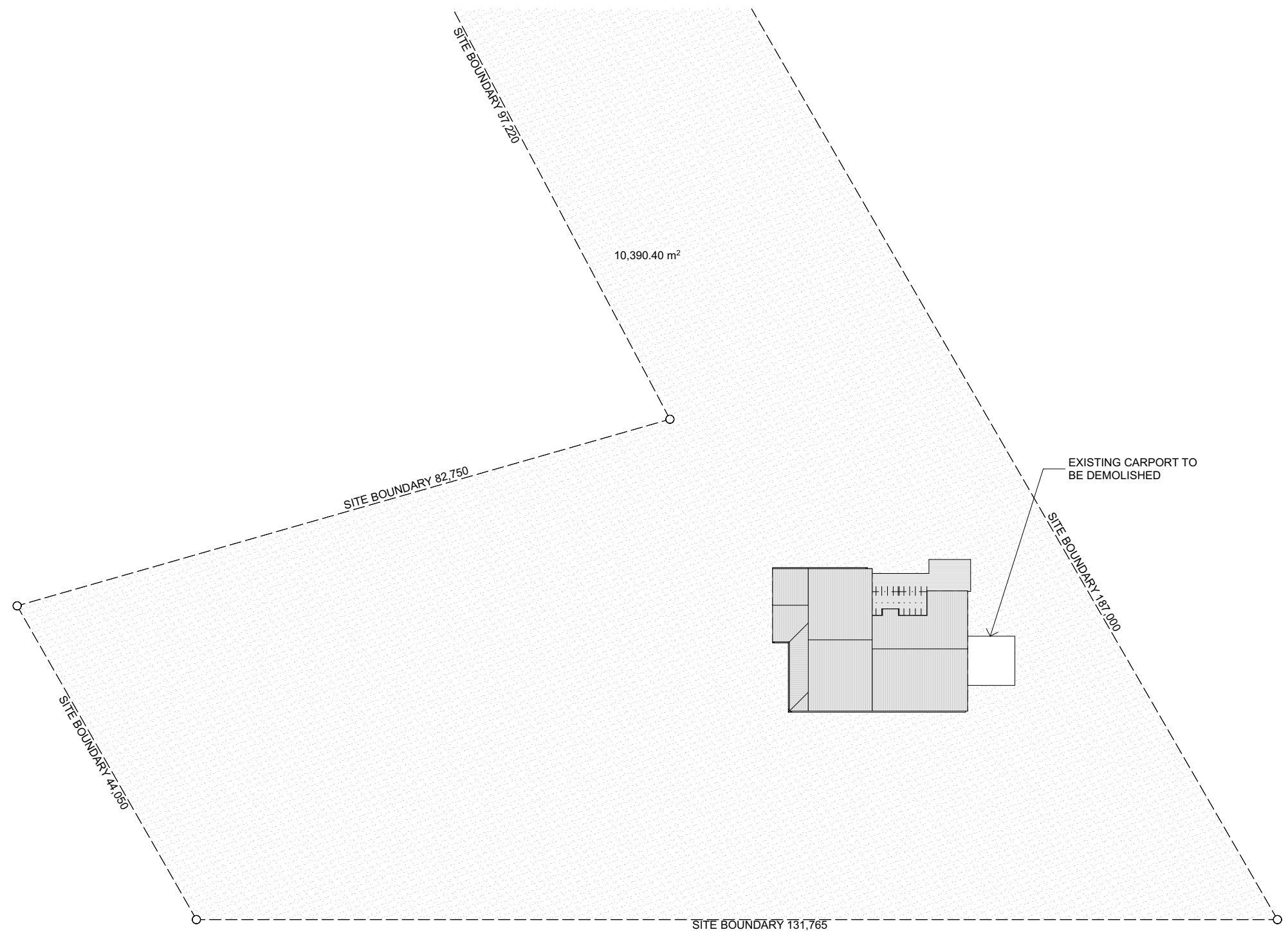
28 CLYDE ROAD
HOLGATE

NOT FOR CONSTRUCTION
FOR APPROVAL ONLY

OPTION 07

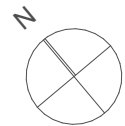
Osmond McLeod
ARCHITECTS
ABN: 76 275 366 373 Ph: 0404 073 360

| | |
|---|--|
| DA.01 Cover Page | @A3 |
| Alterations and Additions 28 Clyde Road, Holgate | 12/4/2023 Revision A <small>28 Clyde Road 07.pln</small> |



NOT FOR CONSTRUCTION
FOR APPROVAL ONLY

OPTION 07




Osmond McLeod
ARCHITECTS
ABN: 76 275 366 373 Ph: 0404 073 360

1 Existing Site Plan
1:500

| | |
|---|--|
| DA.03 Existing conditions | 1:500 @A3 |
| Alterations and Additions 28 Clyde Road, Holgate | 12/4/2023 Revision A <small>28 Clyde Road 07.pln</small> |

Appendix A: Waste Management Plan Template

| Applicant and Project Details (All Developments) | |
|--|--|
| Applicant Details | Osmond McLeod Architects |
| Application No. | |
| Name | Glenn McLeod |
| Address | 17 Kateena Avenue , Tascott, 2250 |
| Phone number(s) | 0404 073 360 |
| Email | mail@osmondmcleod.com.au |
| Project Details | |
| Address of development | 28 Clyde Road, Holgate NSW |
| Existing buildings and other structures currently on the site | Existing Dwelling |
| Description of proposed development | Alterations and additions - Removal of carport and addition of Garage, Master Bed and Deck |
| <p><i>This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, OEH or WorkCover NSW.</i></p> | |
| Contact Name (in Block Letters) | Glenn McLeod |
| Signature |  |
| Date | 12/4/2023 |

Part 7: General Controls - Chapter 7.2 - Waste Management

**Demolition (All Types of Developments)**

Refer to Section 7.2.13 of the DCP for objectives regarding demolition waste.

most favourable



least favourable

| | Reuse | Recycling | Disposal | |
|---|------------------------------------|------------------------------------|------------------------------------|---|
| Type of waste generated | Estimate Volume (m3) or Weight (t) | Estimate Volume (m3) or Weight (t) | Estimate Volume (m3) or Weight (t) | Specify method of on site reuse, contractor and recycling outlet and /or waste depot to be used |
| Excavation material | | | | |
| Timber (specify) | 3m3 | 3m3 | | Reuse off site by contractor |
| Concrete | | | | |
| Bricks/pavers | .5 m3 | | .5 m3 | Recycled off site |
| Tiles | .5 m3 | | .5 m3 | Recycled off site |
| Metal (specify) | | | | |
| Glass | .1 m3 | | .1 m3 | Recycled off site |
| Furniture | | | | |
| Fixtures and fittings | | | | |
| Floor coverings | | | | |
| Packaging (used pallets, pallet wrap) | | | | |
| Garden organics | 1m3 | | 1m3 | composted |
| Containers (cans, plastic, glass) | | | | |
| Paper/cardboard | | | | |
| Residual waste | | | | |
| Hazardous/special waste e.g. asbestos (specify) | | | | |
| Other (specify) | | | | |

Construction (All Types of Developments)

Refer to Section 7.2.14 of the DCP for objectives regarding construction

most favourable



least favourable

| | Reuse | Recycling | Disposal | |
|---------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| Type of waste generated | Estimate Volume (m3) or Weight (t) | Estimate Volume (m3) or Weight (t) | Estimate Volume (m3) or Weight (t) | Specify method of on site reuse, contractor and recycling outlet and/or waste depot to be used |
| Excavation material | | | | |
| Timber (specify) | 1m3 | 1m3 | | Landscaping and retaining |
| Concrete | 0 | 0 | 0 | |
| Bricks | 1m3 | 1m3 | | Landscaping and retaining |
| Tiles | .5 m3 | | .5 m3 | Crushed for backfill |
| Metal (specify) | 0 | 0 | 0 | Recycled off site |
| Glass | 0 | 0 | 0 | |
| Plasterboard (offcuts) | .5 m3 | | .5 m3 | Crushed for backfill |
| Fixtures and fittings | 0 | 0 | 0 | |
| Floor coverings | .5 m3 | | .5 m3 | Recycled off site |
| Packaging (used pallets, pallet wrap) | .5 m3 | | .5 m3 | Off site recycling |
| Garden organics | 0 | 0 | 0 | |
| Containers (cans, plastic, glass) | | | | |
| Paper/cardboard | | | | |
| Residual waste | 1 m3 | 1 m3 | | Recycle or Landfill |
| Hazardous/special waste (specify) | | | | |

Ongoing Operation (Residential, Multi Unit, Commercial, Mixed Use and Industrial)

Show the total volume of waste expected to be generated by the development and the associated waste storage requirements.

| | Recyclables | | Compostables | Residual waste* | Other |
|---|---------------------|---------------------------|--------------|-----------------|-------|
| | Paper/ cardboard | Metals/ plastics/glass | | | |
| Amount generated (L per unit per day) | | | | | |
| Amount generated (L per development per week) | 100L | 100L | | 50L | |
| Any reduction due to compacting equipment | 0 | 0 | | 0 | |
| Frequency of collections (per week) | fornightly | fornightly | | Weekly | |
| Number and size of storage bins required | 1 x 240 | 1 x 240 | | 1 x 120 | |
| Floor area required for storage bins (m2) | .5 | .5 | | .5 | |
| Floor area required for manoeuvrability (m2) | .5 | .5 | | .5 | |
| Height required for manoeuvrability (m) | 2.1 | 2.1 | | 2.1 | |

* Current "non-recyclables" waste generation rates typically include food waste that might be further separated for composting.

[illegible]

Part 7: General Controls - Chapter 7.2 - Waste Management



Plans and Drawings (All Developments)

The following checklists are designed to help ensure WMP are accompanied by sufficient information to allow assessment of the application.

Drawings are to be submitted to scale, clearly indicating the location of and provisions for the storage and collection of waste and recyclables during:

- demolition
- construction
- ongoing operation.

Demolition

Refer to Section 7.2.13 of the chapter for specific objectives and measures.
Do the site plans detail/indicate:

| | Tick Yes |
|--|----------|
| Size and location(s) of waste storage area(s) | Yes |
| Access for waste collection vehicles | Yes |
| Areas to be excavated | Yes |
| Types and numbers of storage bins likely to be required | Yes |
| Signage required to facilitate correct use of storage facilities | Yes |

Construction

Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.
Do the site plans detail/indicate:

| | Tick Yes |
|--|----------|
| Size and location(s) of waste storage area(s) | |
| Access for waste collection vehicles | Yes |
| Areas to be excavated | Yes |
| Types and numbers of storage bins likely to be required | Yes |
| Signage required to facilitate correct use of storage facilities | Yes |

Part 7: General Controls - Chapter 7.2 - Waste Management



Ongoing Operation

Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.
Do the site plans detail/indicate:

| | Tick Yes |
|--|----------|
| Space | |
| Size and location(s) of waste storage areas | Yes |
| Recycling bins placed next to residual waste bins | Yes |
| Space provided for access to and the manoeuvring of bins/equipment | Yes |
| Any additional facilities | Yes |
| Access | |
| Access route(s) to deposit waste in storage room/area | Yes |
| Access route(s) to collect waste from storage room/area | Yes |
| Bin carting grade not to exceed 10% and travel distance not greater than 100m in length | Yes |
| Location of final collection point | Yes |
| Clearance, geometric design and strength of internal access driveways and roads | Yes |
| Direction of traffic flow for internal access driveways and roads | Yes |
| Amenity | |
| Aesthetic design of waste storage areas, including being compatible with the main building/s and adequately screened and visually unobtrusive from the street | Yes |
| Signage – type and location | Yes |
| Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions, cross & longitudinal section showing clear internal dimensions between engaged piers and other obstructions, etc) | Yes |

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**ALTERATION AND ADDITIONS
28 CLYDE ROAD
HOLGATE
NEW SOUTH WALES**

CENTRAL COAST COUNCIL

**LOT: 1
DP: 775319**

PREPARED BY:
Osmond McLeod Architects

FOR:

Matthew Prendergast
Feb 2022
Revision B

ABN: 76 275 366 373
REG. NO: 8520

17 Kateena Ave
Tascott, 2250

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STATEMENT OF ENVIRONMENTAL EFFECTS**1. SITE LOCATION**

28 Clyde Road
Holgate
New South Wales

LOT: 1
DP: 775319

2. ZONING

DM Deferred matter

3. SITE DESCRIPTION

The site is located at 28 Clyde Road, Holgate. It is a large site of approximately 9970 square metres.

The site access is from a driveway of Clyde Avenue. The site is bound by large residential lots to the North, East and West.

The subject site currently contains a single dwelling and outbuildings that remain under this application. The site is predominately managed land. The additions do not require the clearing of any vegetation

4. DESCRIPTION OF WORKS

It is proposed to undertake alterations and additions to the existing dwelling to add a master bedroom at the West end and a Garage and service spaces to the East end of the existing dwelling. A deck addition is proposed to the Northern elevation.

The additions to the dwelling aim to take advantage of the outlook to the north and the natural qualities of the site context, leaving the bulk of the natural landscape unaltered.

The existing carport will be demolished to make way for the proposed garage.

5. DCP OBJECTIVES

The proposed design aims to respond to the objectives stated in Gosford City Councils Development Control Plan - Part 3 Residential Dwelling Houses and Ancillary Structures. The objectives of this chapter are as follows:

1. *To encourage development which is in character with the surrounding area and which is sympathetic to the streetscape and locality in which it is proposed.*
2. *Minimise the impact on adjoining and adjacent properties and the natural environment generally and retain this environment for future generations to enjoy.*
3. *To facilitate good architectural design.*
4. *To be innovative and flexible in approach.*
5. *To be responsible to both community expectations and an applicant's right to have a level of certainty in the assessment process. To achieve a balance between owners and community expectation.*

6. MAPPING

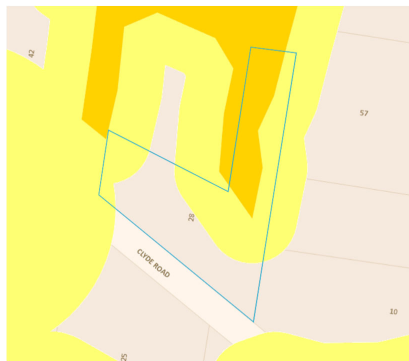
6.1 ACID SOILS

The site is not affected by acid soils



6.1 BUSHFIRE ASSESSMENT

The proposed development lies in a bushfire zone. A bushfire plan accompanies this application.

**6.2 FLOOD EXTENTS**

The site is not affected by flooding.

**6.1 VEGETATION**

The site is affected by a vegetation overlay. The works are proposed in a managed area with Additional information can be can be provided on request



DEVELOPMENT CONTROL PLAN PART 3: SPECIFIC CONTROLS FOR DEVELOPMENT TYPE DWELLING HOUSES AND ANCILLARY STRUCTURES

7. BUILDING HEIGHT

| SPECIFIC REQUIREMENTS | RESPONSE | COMPLIANT |
|--|---|------------------|
| <i>Maximum building height is as shown on the "Height of Buildings Map" contained in Gosford Local Environmental Plan 2014.</i> | The dwelling maximum height is some 6.2 metres The additions proposed sit underneath the existing compliant roof line. | Yes |
| <i>Building Height shall generally not exceed two storeys. Three storey dwellings will generally only be supported on steeply sloping sites, where the three-storey component extends for only a small section of the dwelling or where the lowest storey is contained predominantly within a basement level below natural ground and the maximum building heights are not exceeded.</i> | The proposed dwelling is single storey | Yes |

1. SITE COVERAGE

| | |
|--------------------|---------------------|
| Total Site Area: | 9970 m ² |
| Site Coverage | 516 m ² |
| % of site coverage | 0.5 % |

The proposed site coverage complies

1. FLOOR SPACE RATIO

| | |
|------------------|---------------------|
| Total Site Area: | 9970 m ² |
| Ground Floor | 478 |
| Total GFA: | 788 m ² |
| FSR | 0.04:1 |
| Allowable FSR | 0.50:1 |

The proposed FSR is compliant.

2. BUILDING LINES IN RESIDENTIAL ZONES (3.1.6.2)

| CONTROL | DCP.REQ. | PROPOSED | COMPLIES |
|---------------|----------|----------|----------|
| South Setback | 20 m | 23.8 m | Yes |

The scale of the site makes the setback to any street frontage irrelevant.

3. SIDE BOUNDARY SETBACKS

The external wall of a dwelling must maintain a minimum setback of 900mm from side boundaries in the R1 R2 or RU5 zones.

| | DCP.REQ. | PROPOSED | COMPLIANT |
|--------------|----------|--------------|-----------|
| East Setback | 10 m | 1.7 to 6.4 m | No |
| West Setback | 10 m | +20 m | Yes |

The East boundary side set back is non-compliant. This area of the site is currently used for vehicle parking and contains covered area and storage.

The setback is non compliant, but with the footprint of the existing dwelling, the garage siting is somewhat restricted.

The neighbouring dwellings to the south enjoy significant setback from the proposed building footprint.

The garage does not provide any privacy or overlooking issues to the neighbouring dwellings and we ask council to consider the condition on this boundary.



Above: Subject site to the left, neighbouring dwellings sharing East boundary to the right

D

4. SETBACK FROM REAR BOUNDARIES

CONTROL 3.1.6.5.2

| CONTROL | DCP.REQ. | PROPOSED | COMPLIANT |
|---------------|----------|----------|-----------|
| North Setback | 20 m | 51 m | Yes |

The side setbacks comply

5. CONSIDERATION OF VIEWS

The proposal does not affect the view or outlook of any neighbouring properties.

6. CONSIDERATION OF PRIVACY

The proposal does not affect any neighbouring properties privacy.

7. CAR PARKING

GOSFORD DCP CHAPTER 7.1 – CARPARKING

*Dwellings less than 125m² - 1 carparking space
Dwellings greater than 125m² - 2car parking spaces*

| CONTROL | DCP.REQ. | PROPOSED | COMPLIES |
|------------|----------|----------|----------|
| Carparking | 2 | 2 | Yes |

8. CUT AND FILL

Adequate erosion control measures must be designed and installed in accordance with the Erosion and Sedimentation Control chapter in this DCP.

An Erosion and Sedimentation Control Plan accompanies this proposal.

Due to the site typography some excavation is required to accommodate the proposed design, however this has been minimised where possible.

9. GEOTECHNICAL REQUIREMENTS

A Geotech can be commissioned on request

Excavations will be undertaken in accordance with Council's DCP requirements (3.1.10.5)

10. VEGETATION

Areas where existing vegetation have been disturbed will be rehabilitated in accordance with DCP clause 3.1.10.7

11. EXTERNAL COLOURS AND REFLECTIVITY OF BUILDING MATERIALS

Reference is to be made to Development Control Plan No.89 – Scenic Quality for a detailed guide to the above. However, general consideration should be given to the use of materials and colours that have low reflectivity and which blend with the landscape of the site on which they are to be used and the surrounding natural environment.

COMPLIES – Refer finishes schedule.

The materials proposed for the development are in keeping with the aesthetic of the locality

12. DRIVEWAY

The proposed driveway crossover is to be retained for reuse. The driveway will remain with no significant change in level to the proposed garage.

13. OTHER MATTERS FOR CONSIDERATION**6.2 DOMESTIC WASTE MANAGEMENT**

COMPLIES – Waste bins will be stored in a screened location against the building on the North elevation.

6.3 SITE WASTE MANAGEMENT

During construction, site waste will be minimised and will be treated in accordance with Development Control Plan - Waste Management.

6.4 ASBESTOS MANAGEMENT

Any suspected asbestos encountered during the works will be treated in accordance with Work Cover requirements and Council's disposal management systems.

6.5 STORMWATER MANAGEMENT SYSTEMS

A water tank will be provided to meet Basix requirements. The site contains significant area for overland drainage without impacting neighbouring properties or councils stormwater system.

6.6 CONTROLS DURING THE CONSTRUCTION PERIOD

During construction, Council's Code of Practice for Erosion and Sediment Control will be adhered to:

All building work will be restricted to:
Monday to Friday – 7.00 am to 6.00 pm
Saturdays – 8.00 am to 4.00 pm.

6.7 ENERGY EFFICIENCY

The proposed dwelling has been designed to incorporate a number of energy efficiency measures in accordance with Gosford City Council's Guidelines for Energy Efficient Homes. These measures include:

1. Excellent solar access through extensive north facing glazing
2. Sun protection and shading to window openings through extensive eaves where required.
3. Low energy use appliances

A Basix certificate accompanies the Development Application Submission.

6.8 TOILET FACILITIES

Temporary toilet facilities will be provided during construction.

6.9 TERMITE PROTECTION

Termite protection is to be through physical means.