



PARKES SHIRE COUNCIL

LATE AGENDA

TUESDAY 19 APRIL 2005

Notice is hereby given that an Ordinary Meeting of Parkes Shire Council will be held at the Council Administration Centre, 2 Cecile Street, Parkes, commencing at 1:30 pm for the purpose of considering the items included on the Agenda.

GENERAL MANAGER: Alan McCormack

Ordinary Meeting Late Agenda

Order Of Business: Tuesday 19 April 2005

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10 DIRECTOR OF CORPORATE SERVICES' REPORT

10.11 Tourism Update March/April 2005

Executive Summary

A brief update of general Shire tourism activities.

Background Information

Nil.

Legislative, Policy & Management Planning Implications

Nil.

Budget & Financial Aspects

Nil.

Recommendation

1. That the Tourism Update be received and noted.

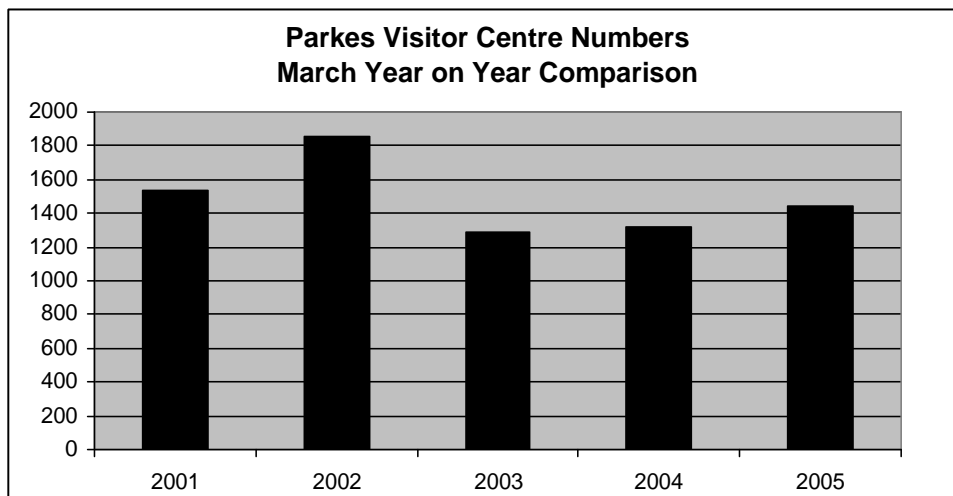
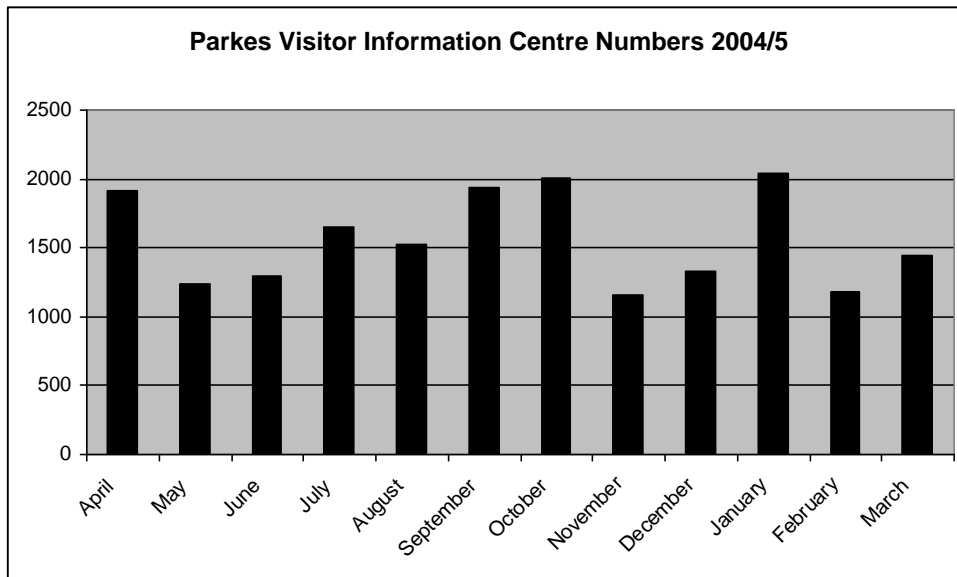
Report

Tourism Update

1. **Shire Tourism Strategy** - Proposals have been received from prospective Consultants to develop the Parkes Shire Tourism Strategy. The Tourism Board will recommend a Consultant at the Tourism Board Meeting to be held 21st April. The quality of proposals received was very high and proceedings are on track for the successful Consultant to commence the project in the first week of May.
2. **Inland NSW Tourism Awards 2005** - Entries are now being called for the Inland NSW Tourism Awards. Parkes Shire tourism operators are being encouraged to enter, with application assistance being afforded to key tourism events and attractions. The Awards encompass Central NSW, Outback NSW, Riverina and New England North West tourist regions. Applications close - 27 May 2005. Awards Night, Tamworth - 24 July 2005. Categories include: Tourist Attractions; Festivals & Events; Eco-Tourism, Heritage & Cultural Tourism; Destination and Product Marketing; New Tourism Development; Business and Education Tourism; Restaurants and Food; Cellar Door; Tourism Retailing; Accommodation (7 categories); Tour and Transport; Registered Clubs; Outstanding Visitor Information Centre and Outstanding Contribution by an Individual.

3. **Sydney Caravan, Camping & Holiday Show** - Parkes Shire was recently promoted at the Sydney Caravan, Camping & Holiday Show at Rosehill Racecourse on 2-10 April. Parkes Shire featured within the Central NSW regional tourism stand. The Parkes Shire Tourism Manager attended 3 days of the show and was very pleased with the strong interest shown by families and couples planning trips through Central NSW. While official crowd numbers are not yet available, the Show appeared to attract similar overwhelming crowds as seen previous years - a trend indicative of this growing segment of the tourism market.
4. **Peak Hill Visitor Information Centre** - Plans are being finalised for the expenditure of \$2,500 in upgrades of the Peak Hill Visitor Information Centre. Council's funds are being spent in consultation with the Centre staff and will allow the purchase of brochure racks and informational picture display panels.
5. **Conference & Events Assistance** - In recent months the Parkes Visitor Information Centre has received a very large number of enquiries from potential visiting conferences, car rallies, school groups and social clubs. In order to capitalise on these enquiries, the Visitor Centre is currently collating information on the Shire's tourism infrastructure for a Conference & Events Group Planner. This new resource will be invaluable in reacting promptly to enquiries, while also marking the first step towards a future more pro-active approach to attracting conferences and events. Council Tourism Manager recently assisted Parkes Rotary in their (unfortunately unsuccessful) bid to host the 2007 Rotary District Conference.
6. **Easter Events** - Easter again brought strong accommodation bookings and increased visitors to tourist attractions across Parkes Shire. Unlike earlier years however, accommodation did report some vacancies, indicating the potential to again grow Easter visitation through existing and new events. Easter 2007 is set to be a busy time as Parkes has recently been confirmed host for the 2007 Vintage & Classic Car Rally. The event will attract an expected 650 visitors from 56 country car clubs throughout NSW. The Council Tourism Manager represented the Tourism Board at the Tullamore Irish Festival to observe this successful Easter weekend event. The event attracted more than 1,700 visitors (30% up on last year), the majority of whom were first time attendees from town across Central NSW. Also attracting visitors was the Easter Bowls Carnival and the National Aerobatics Championships.
7. **Key Industry Dates** -
 - 21 April **Tourism Board Meeting**, Parkes
 - 21 April **Central NSW Marketing Taskforce Meeting**, Orange
 - 28 April **Film Central Meeting**, Orange
 - 18 May **Agritourism Workshop**, Narromine
 - 27 May **Applications close for Inland NSW Tourism Awards**
 - 24 July **Inland NSW Tourism Awards Dinner**, Tamworth
8. **Orientation** - Continuing my busy schedule meeting with all Parkes Shire tourism operators, I have now met onsite with all of the Shire's key tourism attractions and all but a couple of accommodation operators.

9. **Visitor Information Centre** - There were 1,441 visitors to the Parkes Visitor Information Centre during March 2005. This represents a slight increase on the previous two years and hopefully marks the beginning of the busy winter season.



11 DIRECTOR PLANNING AND ENVIRONMENT'S REPORT

11.11 DA05066: Proposed Dwelling at Lot 11 DP 804705, 28 Billabong Crescent, Parkes

Development Application Information

Application No: DA05066

Applicant: Mr P Thomas

Property: Lot 11 DP 804705, 28 Billabong Crescent, Parkes

Proposal: Dwelling

Executive Summary

An application has been received for the erection of a dwelling and attached double garage on Lot 11, DP804705, 28 Billabong Crescent, Parkes.

The subject allotment has an area of 4633 m², however it is a corner allotment with two frontages to Billabong Crescent, Parkes, which restrict the design and positioning of the dwelling on the block.

The proposed development contravenes the requirements of Council's Development Control Plan for Rural Small Holdings 1998 with regard to the required 20 metre setback of the front of a dwelling from the street boundary line.

Background Information

The construction of a dwelling is a permissible use of the land on which the development is proposed. A large shed has already been erected on the subject property in the north western corner. The size of the shed and the setbacks from the boundaries restricts the positioning of the dwelling on the block as well as the required setbacks from the street frontages.

Legislative, Policy & Management Planning Implications

The subject land is zoned 1(c) Rural Small Holdings under the Parkes Local Environmental Plan 1990, which permits the development with the consent of Council.

Council's Development Control Plan for Rural Small Holdings 1998, applies to the land. The above development is generally consistent with the Development Control Plan, with the exception of the setback distance from boundaries.

Budget & Financial Aspects

Development Application fees and Construction Certificate fees in respect of the proposed development have been submitted to Council.

Recommendation

It is recommended that the application be approved subject to the conditions contained in the report.

Report

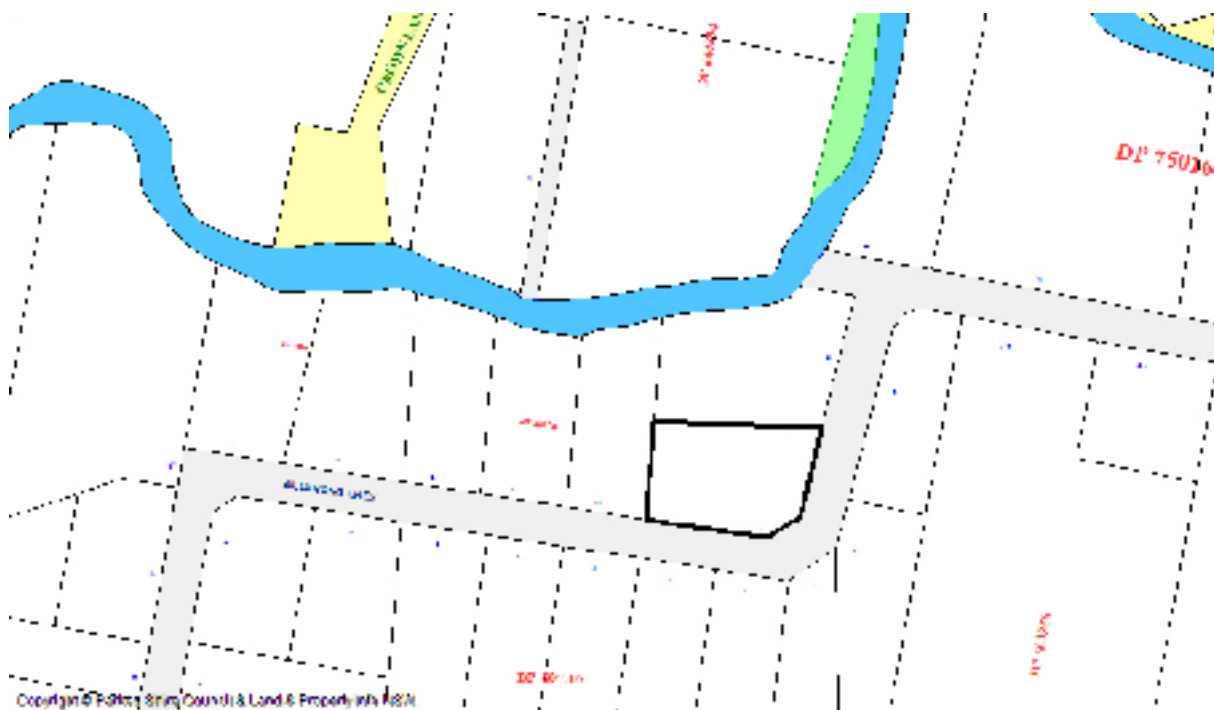
Details of Proposed Development

An application has been received for the erection of a dwelling and attached double garage on Lot 11, DP804705, 28 Billabong Crescent, Parkes.

The subject allotment has an area of 4633 m², however it is a corner allotment with two frontages to Billabong Crescent, Parkes, which restrict the design and positioning of the dwelling on the block.

The proposed development contravenes the requirements of Council's Development Control Plan for Rural Small Holdings 1998 with regard to the required 20 metre setback of the front of a dwelling from the street boundary line.

Location Map



Consultation

Adjoining property owners were notified of the subject proposal.

No submissions or objections to the proposal were received by Council.

BCA Assessment

The proposed development meets the requirements of the Building Code of Australia subject to compliance with the conditions outlined in this report.

Environmental Assessment

The applicant has requested the reduction in setback from the southern (front) boundary due to the property being a corner allotment with two frontages to Billabong Crescent, Parkes, which restrict the design and positioning of the dwelling on the block. A large shed has already been erected on the subject property in the north western corner. The size of the shed and the setbacks from the boundaries restricts the positioning of the dwelling on the block as well as the required setbacks from the street frontages.

The reduced setback from the southern boundary is also required to facilitate access to the double garage attached to the western end of the dwelling. Moving the dwelling back 4 metres would cause difficulty with vehicular access around the machinery shed on site and the garage attached to the dwelling.

Council's Development Control Plan for Rural Small Holdings 1998 states that:

'Council may consider variations to this standard (building setbacks) having regard to the general amenity and character of the locality'.

In this case, the majority of the main part of the dwelling is located behind the 20 metre setback to the front boundary, with window bays and open verandah extending into the building setback. These parts of the building are design features that enhance the appearance of the dwelling and have no adverse impact on the streetscape.

The building still maintains a 21 metre setback to the eastern boundary fronting Billabong Crescent, which the applicant believes has a more positive impact on maintaining sight distances on the corner.

Conclusion

It is considered that the proposed development will not adversely affect the general amenity and character of the locality, and that the building proposal will not have a negative impact on the streetscape.

The interests of neighbours has been considered in the notification process undertaken.

It is further considered that the location and intended use of the development is such that it has no adverse impact on traffic safety.

Conditions

Approved Plans and Documentation

1. Development shall take place in accordance with the Parkes Shire Council stamped plan(s) and supporting documentation lodged in respect of Development Application No DA05066 except where varied by the following conditions.

Limitations on Consent

2. All work must be wholly contained within the subject allotment.
3. All boundary fencing shall comply with Parkes Shire Council's Residential Code, 1998.
4. The dwelling shall not be used for commercial or industrial purposes or for a home occupation or home industry without the prior consent of Parkes Shire Council.
5. This consent shall not extend to and shall not affect the rights of Parkes Shire Council in respect of any matter or thing in or arising out of the approval which is not in conformity with the Environmental Planning and Assessment Act 1979.
6. The work shall be subject at any time during its progress to inspection by the appointed Principal Certifying Authority and shall be subject to alteration and/or addition as directed by the Principal Certifying Authority.
7. The dwelling shall not be used for other commercial purposes such as a restaurant, café, shop, conference room or the like without the prior consent of Parkes Shire Council.

Principal Certifier Requirements

8. The Applicant is to submit to Parkes Shire Council, at least two days prior to the commencement of any works, the attached 'Notice of Commencement of Building or Subdivision Works and Appointment of Principal Certifying Authority'.

Inspections

9. The Applicant shall permit access onto the land to officers of the Council or any other government department or public authority at reasonable times for the purposes of inspecting the operation and carrying out such control tests or readings as they consider necessary.
10. The Applicant is to obtain a Compliance Certificate from Parkes Shire Council or an Accredited Certifying Authority, certifying compliance with the Building Code of Australia and any other relevant condition of consent for the stages of construction listed below. For the purposes of obtaining the Compliance Certificate, the work must be inspected by Council or an Accredited Certifying Authority at the times specified below:
 - (a) **Reinforced Concrete Slab and Footings:** When the footings have been excavated and all steel reinforcement has been placed in position.
 - (c) **Structural framework:** When complete, all external walls and roof cladding must be in place prior to inspection. Internal plumbing should be in place and under pressure.
 - (d) **Roof Frame:** Prior to the installation of the ceiling lining and eaves soffit lining.

- (e) **Wet areas:** When the flashing to all wet areas, including the plinth under the bath, the bathroom, laundry, water closet, ensuite and shower recess have been completed.
- (f) **Internal House Drainage:** When all internal drainage work is installed and prior to concealment. Drainage should be under water test.
- (g) **External House Drainage:** When all external drainage work is installed and prior to concealment.
- (h) **Stormwater Drainage:** When the stormwater and roofwater drainage system has been completed.
- (i) **Completion:** Upon compliance with all conditions of approval and prior to occupation.

Note 1: A Final Occupation Certificate in relation to the building cannot be issued by Council or an accredited certifying authority until all Compliance Certificates required by this condition have been issued or registered with Parkes Shire Council.

Note 2: The above Compliance Certificates are required irrespective of whether the work has been inspected by a structural engineer, lending authority or any other person.

Note 3: If the Compliance Certificates are not issued, Parkes Shire Council may refuse to issue a Building Certificate under section 149A of the Environmental Planning and Assessment Act 1979.

Site Preparation Works

11. All excavation and backfilling shall be executed in a safe manner in accordance with the appropriate professional standards.
12. Any cutting and filling on the site shall be either battered at a maximum slope of IV:2H and revegetated or suitably retained by a retaining structure, designed and constructed to the appropriate engineering standards.
 - Note 1: A retaining wall that does not comply with Parkes Shire Council's Exempt Development Control Plan 1998 will require prior consent from Council.
 - Note 2: Cutting and filling on the site and the erection of retaining walls may require the approval and certification of a suitably qualified structural/geotechnical engineer.
13. Any filling carried out on the site at the time of development and thereafter shall be compacted to a minimum density ratio of 95 standard and in accordance with Australian Standard 2870, 'Residential Slabs and Footings'.
14. The preparation of the site and building envelope and the construction of the building foundations shall incorporate suitable termite management systems in accordance with Australian Standard 3660, Termite Management.
15. The finished surface level of any concrete floor shall be at least 300mm above the finished ground surface of the site.

Construction Works

16. Prior to construction of the approved development it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued either by Parkes Shire Council or an Accredited Certifying Authority. A separate application, complete with detailed plans and specifications, must be made for a Construction Certificate if a combined application was not submitted with the Development Application. Submitted plans will need to address matters raised as conditions of this consent.

Note 1: It is not necessary to lodge an application for a Construction Certificate if a Construction Certificate has been issued with this consent.

Note 2: If you have been issued with a Construction Certificate by a Certifying Authority that is separate from Parkes Shire Council it will be necessary to lodge a copy of the Construction Certificate and any other approved documents with Council at least two days prior to the commencement of work on the site.

17. All building work must be carried out in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the Building Code of Australia.
18. All timber framework construction shall comply with the requirements of Australian Standard 1684.2, Residential Timber-framed Construction - Non-cyclonic Areas and/or Australian Standard 1684.4, Residential Timber-framed Construction - Simplified Non-cyclonic Areas.
19. Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 8.00 pm on weekdays and 8.00 am and 8.00 pm on weekends and public holidays.
20. The Builder must at all times maintain on the work site a legible copy of the plan and specification approved with the Construction Certificate.
21. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out.
- (i) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.

Note 1: Any such sign is 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.

Note 2: This condition does not apply to building work carried out inside an existing building, or building work carried out on premises that are to be occupied continuously (both during and outside work hours) while the work is being carried out.

22. Building and construction materials, plant, equipment and the like are not to be placed or stored at any time on any adjoining public reserve, footpath or road.
23. Throughout the course of building operations on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Toilet facilities are to be provided at a rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be installed as follows:
 - (a) In an area serviced by reticulated sewerage, connect the temporary builder's service to Parkes Shire Council's sewerage system in accordance with the requirements of Council's Director of Infrastructure.
 - (b) Where the connection of the builder's toilet to Parkes Shire Council's sewerage system is impractical, an application to approve the use of a chemical closet is to be made to Council accompanied with the appropriate fee for processing.

Plumbing and Drainage

24. All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of Australian Standard 3500, 'National Plumbing and Drainage Code and the New South Wales Code of Practice; Plumbing and Drainage'.
25. The Applicant is to obtain a Plumbing and Drainage Permit pursuant to Section 68 of the Local Government Act 1993 from Parkes Shire Council prior to commencing any plumbing and drainage work and comply with any conditions of that permit.
26. All roofed and paved areas shall be drained so that water from those areas is properly conveyed away from buildings in accordance with Australian Standard 3500, 'National Plumbing and Drainage Code'. Storm water disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roof water to the approved method of disposal.
27. A septic tank is to be installed on the land and the premises connected thereto, in accordance with the provisions of the Local Government (Approvals) Regulation made under the Local Government Act, 1993. An 'application to install a septic tank' must be submitted and approved by Council prior to the issuing of a construction certificate in relation to the building.

Fire Safety

28. The residential building(s) shall be provided with self-contained smoke alarms installed in each sole-occupancy unit in suitable locations on or near the ceiling in any storey:
 - (a) Containing bedrooms
 - (i) between each area containing bedrooms and the remainder of the building, dwelling or sole-occupancy unit; or
 - (ii) where bedrooms are served by a hallway, in that hallway; or
 - (iii) in each bedroom and either (i) or (ii); and

- (b) Not containing bedrooms.

The self contained smoke alarms must comply with Australian Standard 3786, Smoke Alarms and be connected to the consumer mains power where a building is provided with mains electrical power; and have a stand by power supply.

Note: Where an existing dwelling is to be altered or extended it is recommended that smoke alarms be fitted as detailed above to the entire dwelling (not just the addition) to upgrade the residence to provide a greater level of protection to persons using the building.

Soil Erosion and Sediment Control

29. Throughout the course of the entire construction period, all necessary soil erosion and sediment control measures are to be maintained on the site to comply with Parkes Shire Council's Soil Erosion and Sediment Control Policy 2001. All disturbed surfaces of the site shall be restored by turfing, paving or revegetation prior to the occupation of the premises. Infringement notices, incurring a monetary penalty, may be issued by Council where the maintenance of measures is inadequate.

Note: A copy of Council's Soil Erosion and Sediment Control Policy 2001 is attached to this consent.

Waste Management

30. All building rubbish and debris, including that which can be wind blown, shall be contained on site in a suitable container for disposal at an approved Parkes Shire Council Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project.

Note 1: No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road.

Note 2: The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site

Access, Parking and Loading

31. Provide a suitable vehicular access to the premises. The access to be constructed in accordance with Council's Rural Development Code 1998 and AUSPEC # 1/Parkes Shire Council and shall have a minimum width of four (4) metres with a minimum 225mm diameter access pipe and headwalls.

Attachments

1. Site Plan.
2. Elevations.

