

COBAR SHIRE COUNCIL



ORDINARY MEETING SUPPLEMENTARY REPORT

THURSDAY 27 FEBRUARY 2014

CLAUSE 20A – PROPOSED DEVELOPMENT AT 12 HARCOURT ST, COBAR

FILE: 2014/LD-00003

ATTACHMENT: YES (PAGE 6)

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Purpose

To consider a development application for a proposed Carport to be erected at 12 Harcourt St, Cobar.

Background

Council is in receipt of a development application for a proposed carport to be erected at 12 Harcourt St, Cobar. The Development Assessment Report and a copy of the detailed plans are provided as attachments to this agenda.

Issues

Due to the proposed close proximity of the carport to the neighbouring dwellings external wall, it was considered reasonable to notify the owners of 10 Harcourt Street of the carport proposal. Notification of the proposal was sent on the 22 January 2014. A response was generated by the notification process and a copy of the submission is provided as an attachment to this agenda

RECOMMENDATION

That Development Application 2014/LD-00003 for a Carport at 12 Harcourt St, Cobar be determined under s80(1) of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the following conditions:

1. The building work subject to this consent must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: Legislative requirement.

2. This consent shall be void if the development to which it refers is not substantially commenced within sixty (60) months after the date of the consent.

REASON: To comply with the requirements of section 95 of the Environmental Planning and Assessment Act 1979.

3. You are advised that you must give Council 48 hours notice for the following mandatory inspection to be carried out;

- (a) At the commencement of the building work, and
- (b) After excavation for, and prior to the placement of, any footings, and
- (c) Prior to pouring any in-situ reinforced concrete building element, and
- (d) Prior to covering of the framework for any floor, wall, roof or other building element, and
- (e) Prior to covering any stormwater drainage connections, and
- (f) After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

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- b) Complies with the provisions of all relevant environmental planning instruments.
 2. To ensure the protection of the amenity of land adjoining and in the locality of the proposed development.
 3. To minimise any potential adverse environmental, social or economic impacts of the proposed development.
 4. To ensure the development does not conflict with the public interest.

~ REFERENCE TO ATTACHMENTS ~

PART A – ACTION

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