

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

<b>Application Number:</b>	Mod2014/0179
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<b>Responsible Officer:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 7356 DP 1167221 , 7356 / 1167221 Huston Parade NORTH CURL CURL NSW 2099
<b>Proposed Development:</b>	Modification of Development Consent DA2013/0538 granted for Alterations and additions to a recreation facility
<b>Zoning:</b>	LEP - Land zoned RE1 Public Recreation
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Warringah Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Dept Of Lands
<b>Applicant:</b>	North Curl Curl Surf Life Saving Club

<b>Application lodged:</b>	25/08/2014
<b>Application Type:</b>	Local
<b>State Reporting Category:</b>	Other
<b>Notified:</b>	18/09/2014 to 03/10/2014
<b>Advertised:</b>	Not Advertised in accordance with A.7 of WDCP
<b>Submissions:</b>	0
<b>Recommendation:</b>	Approval

### ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;

- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

## SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - E10 Landslip Risk

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 7356 DP 1167221 , 7356 / 1167221 Huston Parade NORTH CURL CURL NSW 2099
<b>Detailed Site Description:</b>	<p>The subject site comprises of one (1) allotment being Lot 7356 in DP1167221, Huston Parade, North Curl Curl. The entire site is irregularly shaped and extends along the length of the beach front to John Fisher Park and Abbott Road.</p> <p>The relevant section of the site is at the northern end, being North Curl Curl Surf club and it's immediate lease area. This space is occupied by a two storey premises situated at the cul-de-sac end of Huston Parade. 900 parking spaces for the community building line both sides and runs along the middle of Huston Parade.</p> <p>The lands immediately surrounding the site are open space, with the perimeter of this area being occupied by low density residential to the west.</p>

Map:



WARRINGAH  
COUNCIL  
IMAGE ©  
2009 SRM

## **SITE HISTORY**

### Development Application No. 2013/0538

This application for alterations and additions including a new office, storage area, extension to the western elevation of the members training room and enclosing of existing balcony, alterations to existing boatshed, relocation of the covered BBQ area and other minor internal configurations.

This application also sought consent for a new IRB/ATV storage and maintenance building. During the assessment of the application concerns were raised in relation to the size and location of the building and its impact on open space and inconsistency with the Coastal Lands Plan of Management.

As a result the application was approved on 20 August 2013, however no approval was granted for the IRB/ATV storage and maintenance building (Condition No. 3).

## **PROPOSED DEVELOPMENT IN DETAIL**

The proposal seeks to modify Development Consent No.2013/0538 granted for the alterations and additions to a recreation facility (North Curl Curl Surf Life Saving Club).

Specifically the modifications involve:

- The enclosing of the existing roofed hardstand area to incorporate a enclosed and secure IRB/ATV storage and maintenance garage in lieu of the deleted IRB/ATV storage and maintenance garage as per Condition No. 3 of DA2013/0538.
- Internal reconfiguration to improve the internal access to the members amenities, gymnasium and new office including a new external door to the office.

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment A.

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:  
The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2013/0538, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(2) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(2) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2013/0538.
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	Development Application DA2013/0538 did not require concurrence from the relevant Minister, public authority or approval body.
(c) it has notified the application in accordance with:	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment
(i) the regulations, if the regulations so require,	

Section 96(2) - Other Modifications	Comments
or  (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and  (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.  No submissions were received in relation to this application.

### Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clause 50(1A)</u> of the EP&amp;A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This Clause is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&amp;A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this Clause within the Regulations.</p>

Section 79C 'Matters for Consideration'	Comments
	<p>No Additional information was requested.</p> <p><u>Clause 92</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 143A</u> of the EP&amp;A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This Clause is not relevant to this application.</p>
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would



Section 79C 'Matters for Consideration'	Comments
	justify the refusal of the application in the public interest.

## EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

## NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.

As a result of the public exhibition of the application Council received no submissions.

## MEDIATION

No requests for mediation have been made in relation to this application.

## REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application was referred to Council's Building Surveyor who provided the following comments:</p> <p><i>'No objection to proposed modification with no conditions'.</i></p>
Natural Environment (Coastal)	<p>The application was referred to Council's Natural Environment Unit (Coastal) who provided the following comments:</p> <p><i>'Proposal is approved without conditions noting that the conditions relating to coastal protection for DA2013/0538 remain.'</i></p>
Natural Environment (Riparian Lands/Creeks)	<p>The application was referred to Council's Natural Environment Unit (Riparian Lands) who provided the following comments:</p> <p><i>'This Modification has been reviewed including the following documents: SEE, Plans, Geotech Report.'</i></p> <p><i>The Geotech Report by Crozier recommends the need for a Structural Engineer to verify the existing carport slab is suitable due to the quality of the fill embankment being poor. Such verification is required at CC stage.</i></p> <p><i>The Crozier report also recommends a boulder wall at the top of the adjoining western bank. There are no plans or supporting documents that acknowledge or show the location or specifications of the boulder retaining wall. Such supporting documents are to be provided at CC stage.</i></p>

Internal Referral Body	Comments
	<p><i>It is recommended the applicant seek Land owner's consent for the land the boulder wall is planned for.</i></p> <p><i>In summary it is recommended the following be provided at a suitable stage:</i></p> <ol style="list-style-type: none"> <li>1. <i>Engineers report to demonstrate quality of the fill embankment,</i></li> <li>2. <i>Engineer's reports and detailed plans for boulder retaining wall,</i></li> <li>3. <i>Land Owner's consent.'</i></li> </ol> <p><u>Planners Comment:</u></p> <p>Appropriate conditions have been included in the recommendation of this report to ensure compliance with the recommendations and requirements contained within the Geotechnical Report. It is noted that this application represents a reduced amount of works proposed from that proposed and approved under DA2013/0538 in particular in relation to the potential coastal and riparian lands impacts given that no structures beyond the existing building footprint are proposed.</p> <p>The issue of land owners consent has been addressed by the supporting owners consent submitted with the application.</p> <p>No part of this application or the previously approved application grants consent for any works beyond the property boundaries of this site. Any works beyond the site boundaries would require a new development application and owners consent from the relevant property owner. The low boulder wall was a recommendation contained within the original Geotechnical Report approved under DA2013/0538 and therefore it is not considered that land owners consent, beyond that submitted with the application, is required.</p>
Traffic Engineer	<p>The application was referred to Council's Traffic Engineer who provided the following comments:</p> <p><i>'The proposed modification does not alter the existing access or parking arrangements in the vicinity of the surf club. There is no objection raised on traffic ground.'</i></p>

## ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)\*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs),



Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

## State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

### SEPP 71 - Coastal Protection

#### Requirements under SEPP 71 – Coastal Protection

The proposal has been identified as being located within a Sensitive Coastal Location as identified on the Coastal Zone map gazetted on the 18 November 2005. Accordingly, pursuant to Section 79C (a)(i) of the Environmental Planning and Assessment Act 1979, the provisions of State Environmental Planning Policy No.71 – Coastal Protection are to be considered.

Only the relevant sections of State Environmental Planning Policy No.71 – Coastal Protection to be considered by the Natural Environment Unit are identified below. It must be noted that all other provisions may apply to the subject site and should be considered prior to the determination of the Development Application.

The application, as modified, does not materially alter the design of the approved development such that it deviates from the original assessment and conclusions made under DA2013/0538.

Notwithstanding the above, an assessment against the provisions of SEPP 71 is provided below.

Assessment Consideration	Comment	Consistent
<p>Is the development acceptable with regard to the SEPP 71 Policy aims to be considered by Natural Environment Unit detailed as follows:</p> <p><i>(a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and...</i></p> <p><i>(f) to protect and preserve beach environments and beach amenity, and</i></p> <p><i>(g) to protect and preserve native coastal vegetation, and</i></p> <p><i>(h) to protect and preserve the marine environment of New South Wales, and</i></p> <p><i>(i) to protect and preserve rock platforms, and</i></p>	<p>The proposal is considered to be consistent with the aims of the policy. The minor modifications do not result in any inconsistency with the aims of the policy and are generally consistent with the original approval.</p>	<p>Yes.</p>

Assessment Consideration	Comment	Consistent
<p>(j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the <i>Protection of the Environment Administration Act 1991</i>), and...</p> <p>(l) to encourage a strategic approach to coastal management.</p>		
Does the development implement measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i> ) and plants (within the meaning of that Act), and their habitats?	There is no remnant native vegetation or potential habitat for threatened species on the subject site, as such measures to conserve animals, plants or their habitat are not required.	Yes.
Does the development implement measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i> ) and marine vegetation (within the meaning of that Part), and their habitats?	Yes.	Yes.
Does the development take into consideration existing wildlife corridors and the impact of development on these corridors?	Yes - there is no impact upon any existing wildlife corridors, all modifications are contained within the existing building footprint.	Yes.
Are the likely impact of coastal processes and coastal hazards on the development and any likely impacts of the development on coastal processes and coastal hazards acceptable?	No.	Yes
Are the likely impacts of development on the water quality of coastal waterbodies acceptable?	There are no likely impacts on the water quality of coastal waterbodies.	Yes.
Is the development acceptable with regard to:	Yes.	Yes.

Assessment Consideration	Comment	Consistent
<p>(i) the cumulative impacts of the proposed development on the environment, and</p> <p>(ii) measures to ensure that water and energy usage by the proposed development is efficient</p>		
<p>Does the development, include a non-reticulated system? Yes/No</p> <p>If Yes:</p> <p>Will the system, or is likely to, result in a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform?</p>	No.	N/A
<p>Does the development seek consent, or result in, untreated stormwater being discharged into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform?</p>	No.	N/A

### Warringah Local Environment Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

### Principal Development Standards

There are no development standards applicable to this site.

### Compliance Assessment

Clause	Compliance with Requirements
5.5 Development within the coastal zone	Yes

Clause	Compliance with Requirements
6.3 Flood planning	Yes
Schedule 5 Environmental heritage	Yes

## Warringah Development Control Plan

### Built Form Controls

There are no built form controls applicable to the site.

### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
E10 Landslip Risk	Yes	Yes
E11 Flood Prone Land	Yes	Yes

### Detailed Assessment

#### **E10 Landslip Risk**

The site is classified as Landslip Risk Class B and C on Council's Landslip Risk Map.

In accordance with Council's checklist, a Geotechnical Investigation dated June 2014 prepared by Crozier - Geotechnical Consultants has been submitted with the application.

The report contains recommendations and requirements to be complied with and as such a condition has been included in the recommendation of this report to ensure compliance with all recommendations and requirements contained within the report.,

## **THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES**

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

## **POLICY CONTROLS**

### **Warringah Section 94A Development Contribution Plan**

Section 94 contributions were levied on the Development Application.

### **Coastal Lands Plan of Management**

The site is located within the area nominated in Master Plan 4 under the provisions of the Coastal Lands Plan of Management (as adopted on 24 September 2002 under Section 114 of the Crown Lands Act 1989).

The Plan of Management was prepared following extensive community consultation and following liaison with Department of land and Water Conservation. The document states that

*'It is recognised that a number of supporting plans have been developed or are currently being developed in respect to Warringah's coastal open space. The other plan provide more detailed information in relation to vegetation management, coastal processes and urban design. This Plan of Management, in combination with these plans will provide direction and management for coastal open space of Warringah. This Plan of Management is however the governing plan, recommendations of other plans must not be in conflict with the recommendations of this Plan of Management'.*

The Surf Club is discussed in the Coastal Lands Plan of Management and specifically mapped in Master Plan 4 which notes redevelopment of the site. Item 20 in the Action Plan states that investigations and consideration of extensions and/or modification to the North Narrabeen Surf Club are to be considered as noted on the Master Plan. In addition it states:

"The investigations and any recommendations are to include consultation with the Surf Club Liaison Committee & the Warringah Coastal Management Committee as part of the development assessment process for significant proposals. A significant proposal is generally one that involves expansion on public open space of buildings or operations and has the potential to impact on the heads of consideration listed below.

In approving any extensions or modifications to the Surf Life Saving Club Buildings consideration must be

given to:

- *"Minimising the loss of open space*
- *Principles of shared use (including appropriate placement of lifeguard facilities for Council's operations eg areas for storage and first aid)*
- *No net loss of general community facilities*
- *Maintenance burden to Council & the community*
- *Impact on neighbouring properties*
- *Consider any threat from coastal/geological hazards (see Action 8 on South Curl Curl sea wall. It may be necessary to complete Action 8 prior to any works in this vicinity)*
- *Council's Policies on coastal hazards for Collaroy/Narrabeen Beach as appropriate, and*
- *State Government legislation and policies".*

The proposed modifications relate to the enclosing of the existing roofed hardstand space currently used for the parking of surf boats and IRB/ATVs and the like to provide a secure and enclosed storage and maintenance garage. The modified proposal will not result in any loss of open space and enhances the existing onsite facilities and is therefore consistent with the plan.

The development will fulfill the objects of the Master Plan and Action Plan and will not be to the detriment of any requirements and goals.

### **Independent Assessment**

The application and this assessment report have been reviewed by an independent consultant.

The independent consultant provided the following concluding comments:

*I have reviewed the draft Assessment Report and generally concur with its assessment and conclusions.*

### **CONCLUSION**

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.



In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

## RECOMMENDATION

THAT Council as the consent authority grant approval Modification Application No. Mod2014/0179 for Modification of Development Consent DA2013/0538 granted for Alterations and additions to a recreation facility on land at Lot 7356 DP 1167221,7356 / 1167221 Huston Parade, NORTH CURL CURL, subject to the conditions printed below:

### A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

#### a) Modification Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA02 - Site & Site Analysis Plan Rev B	30/05/2014	LKS Design & Drafting
DA03 - Caretakers Flat Floor Plan & Lower Level Plan Rev B	30/05/2014	LKS Design & Drafting
DA04 - Upper Level Floor Plan Rev B	30/05/2014	LKS Design & Drafting
DA05 - South, East & West Elevation Rev B	30/05/2014	LKS Design & Drafting
DA06 - Section X1 -X1, Section Y1 - Y1 & Section Y2 - Y2 Rev B	30/05/2014	LKS Design & Drafting
DA07 - Roof Plan Rev B	30/05/2014	LKS Design & Drafting

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>

Geotechnical Investigation	June 2014	Crozier - Geotechnical Consultants
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Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

**B. Delete Condition No. 3**

**C. Delete Condition No. 10**

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

**Signed**

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**Luke Perry, Senior Development Planner**

The application is determined under the delegated authority of:


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**Phil Lane, Development Assessment Manager**

**ATTACHMENT A**

No notification plan recorded.









**ATTACHMENT B**

Notification Document	Title	Date
 2014/286860	Notification Map	18/09/2014

**ATTACHMENT C**

<b>Reference Number</b>	<b>Document</b>	<b>Date</b>
 2014/263141	Plan - Survey from CD	18/03/2012
 2014/263147	Report - Statement of Environmental Effects from CD	04/07/2014
 2014/263231	Report - Geotechnical Investigation from CD	10/07/2014
 2014/263123	North Curl Curl SLSC Locality Plan from CD	25/07/2014
 2014/263106	Letter Crown Lands Consent - Stephen Fenn from CD	21/08/2014
 2014/263182	Plans - Notification from CD	21/08/2014
 MOD2014/0179	Lot 7356/1167221 Huston Parade NORTH CURL CURL NSW 2099 - Section 96 Modifications - Section 96 (2) Environmental Impact	25/08/2014
 2014/261276	invoice for ram applications - North Curl Curl Surf Life Saving Club	25/08/2014
 2014/261280	DA Acknowledgement Letter - North Curl Curl Surf Life Saving Club	25/08/2014
 2014/263019	Modification Application Form	26/08/2014
 2014/263024	Applicant Details	26/08/2014
 2014/263075	Letter of Support for Owner's Consent - WC - Campbell Pfeiffer from CD	26/08/2014
 2014/263201	Plans - External from CD	26/08/2014
 2014/263221	Plans - Internal from CD	26/08/2014
 2014/263251	Bushfire Risk Assessment and Statement from CD	26/08/2014
 2014/263275	Report - BCA Compliance Assessment from CD	26/08/2014
 2014/263306	Plans - Master Set from CD	26/08/2014
 2014/273414	Traffic Engineer Referral Response	04/09/2014
 2014/273624	Building Assessment Referral Response	05/09/2014
 2014/274547	Obsolete - Natural Environment Referral Response - Riparian	05/09/2014
 2014/276707	File Cover	09/09/2014
 2014/281065	superseded - Natural Environment Referral Response - Coastal	11/09/2014
 2014/286853	notification letter 6	18/09/2014
 2014/286860	Notification Map	18/09/2014
 2014/286867	notification letter & plans posted	18/09/2014
 2014/301857	Natural Environment Referral Response - Coastal	01/10/2014
 2014/307938	Natural Environment Referral Response - Riparian	08/10/2014
 2014/374235	Consultant email request for quote - North Curl Curl Surf Life Saving Club	05/12/2014
 2014/374628	duplicate - Consultant Fax - North Curl Curl Surf Life	05/12/2014

Saving Club

	2014/376236	Quote - Symons Goodyer	08/12/2014
	2014/378331	Memo Appoint External Consultant - North Curl Curl Surf Life Saving Club	10/12/2014
	2014/378894	Environet - quote - North Curl Curl Surf Life Saving Club	10/12/2014
	2014/380742	External Consultants Acceptance of Quotation - North Curl Curl Surf Life Saving Club	11/12/2014
	2014/381008	Consultancy Agreement Peer Review - North Curl Curl Surf Life Saving Club	11/12/2014
	2014/381022	DRAFT - Assessment Report	11/12/2014
	2014/381024	Consultancy Documents	11/12/2014
	2014/381032	Consultant Acceptance Letter - Peer Review - North Curl Curl Surf Life Saving Club	11/12/2014