

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	DA2017/1164
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 3 DP 321960, 1342 Pittwater Road NARRABEEN NSW 2101
<b>Proposed Development:</b>	Use of Premises as a tattoo parlour, body piercing, barber shop and retail (merchandise) store
<b>Zoning:</b>	Warringah LEP2011 - Land zoned B2 Local Centre
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Pov Khun Sovanna Sin Sovandara Sin
<b>Applicant:</b>	Corona Projects
<b>Application lodged:</b>	28/11/2017
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Commercial/Retail/Office
<b>Notified:</b>	01/12/2017 to 19/12/2017
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	0
<b>Recommendation:</b>	Approval
<b>Estimated Cost of Works:</b>	\$ 13,286.00

### 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 the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;

- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

## SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - C3 Parking Facilities

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 3 DP 321960 , 1342 Pittwater Road NARRABEEN NSW 2101
<b>Detailed Site Description:</b>	<p>The site is located at 1342 Pittwater Road, Narrabeen. The lot is legally described as Lot 3 within Deposited Plan 321960.</p> <p>The site covers a total area of 199.319m<sup>2</sup> with a 6m frontage to Pittwater Road and access at the rear from Waterloo Road. The total floor area of the subject site (ground floor retail shop) is approximately 154m<sup>2</sup>. Currently, the site accommodates a two-storey building with a first-floor residential unit and current use - tattoo parlour, body piercing, barber shop and retail (merchandise) store which the subject of this application.</p>

Map:



## SITE HISTORY

DA1999/1264 - Residential Flat at Rear of Shop application was withdrawn by the applicant/owner 20 May 1999.

## PROPOSED DEVELOPMENT IN DETAIL

Change of use to a tattoo parlour, body piercing, barber shop and retail (merchandise) store.

The proposed Hours of Operation and days of operation are:

- 10:00am – 08:00pm, Monday to Sunday

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 C.

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

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

Section 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (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 of consent.</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. 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 of 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</p>

Section 4.15 Matters for Consideration'	Comments
	has been addressed via a condition of consent.  Clause 98 of the EP&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 of consent.
Section 4.15 (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) <b>Environmental Impact</b> 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) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b> 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 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would 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 the relevant 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	The application has been investigated with respects to aspects

Internal Referral Body	Comments	
and Disability upgrades	<p>relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.</p> <p><i>Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.</i></p>	
Environmental Health (Food Premises, Skin Pen.)	Was sufficient documentation provided appropriate for referral?	YES
	Are the reports undertaken by a suitably qualified consultant?	YES
	<p>Have you considered the following?</p> <ul style="list-style-type: none"> <li>• Review Statement of Environmental Effects, consider ongoing use: <ul style="list-style-type: none"> <li>- Food Premises, use AS 4674 and Food Standards Code and BCA (re ventilation and toilets). Consider location of mechanical ventilation (AS 1668) and grease traps</li> <li>- Backpackers/Boarding House, use Public Health Act and Local Gov Regulations and BCA.</li> <li>- Mortuary, use Local Gov Regulations</li> <li>- Skin penetration acupuncture, tattoo, beauty salon, use Local Gov Regulations</li> <li>- Public pool, use Public Health Act</li> <li>- Childcare, use AS 4674 (kitchen) and BCA toilets</li> </ul> </li> <li>• Consider waste disposal. All new food shops should have waste stored in rooms.</li> <li>• Consider impact of noise, hours of operation, outdoor seating, location of equipment, times of deliveries, noise management plans, acoustic reports etc.</li> <li>• Shop top housing must have separate waste storage for residential and commercial. EH&amp;P don't look at residential waste areas or collection.</li> </ul>	YES
	<p><b>General Comments</b></p> <p>Environmental Health have no objections subject to conditions. Hours seem reasonable and noise should not be an issue. Note: Hand wash, cleaning sink and lunch area etc separate sinks to be provided</p>	
	<b>Recommendation</b>	APPROVAL -

Internal Referral Body	Comments	
		subject to conditions
	Comments completed by: Anthony Foy EHO	
	Date: 25.1.18	
NECC (Stormwater & Floodplain Engineering – Flood risk)	The proposed fit out of the existing commercial premises is not considered to increase flood risk. No flood related development controls applied.	

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

## 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 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for commercial purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the commercial land use.

### SEPP 64 - Advertising and Signage

Clauses 8 and 13 of SEPP 64 require Council to determine consistency with the objectives stipulated under Clause 3(1)(a) of the aforementioned SEPP and to assess the proposal against the assessment criteria of Schedule 1.

The objectives of the policy aim to ensure that the proposed signage is compatible with the desired amenity and visual character of the locality, provides effective communication and is of high quality having regards to both design and finishes.

In accordance with the provisions stipulated under Schedule 1 of SEPP 64, the following assessment is provided:

Matters for Consideration	Comment	Complies
<b>1. Character of the area</b> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The signage is consistent with the existing and anticipated future character of the Narrabeen Shops along Pittwater Road. Generally this section of road is proliferated by signage from multiple businesses and therefore the proposal is consistent.	YES
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The signage is consistent with surrounding outdoor advertising.	YES
<b>2. Special areas</b> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The signage is wholly attached to the facades (varying) of the subject site. Given the scale and illumination proposed, it is considered that the impacts upon the natural environment and residential areas will be minimal.	YES
<b>3. Views and vistas</b> Does the proposal obscure or compromise important views?	No views of vistas will be impacted upon by the installation of this signage.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	The signage does not dominate the skyline nor protrude higher than that of the two immediately adjacent buildings.	YES
Does the proposal respect the viewing rights of other advertisers?	The signage does not detract from the signage of other advertisers.	YES
<b>4. Streetscape, setting or landscape</b> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The signage is of a scale, design and location that is appropriate for the setting and consistent with the streetscape.	YES
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The signage contributes to the visual interest of the streetscape.	YES
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The signage contributes to the visual interest of the streetscape.	YES
Does the proposal screen unsightliness?	There is no unsightliness to be screened.	YES
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No	YES
<b>5. Site and building</b>	The signage is of a scale and proportion that is	YES

Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	relative to the subject building.	
Does the proposal respect important features of the site or building, or both?	The signage respects important features of the building.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes, the signage is an improvement to the existing presentation of the building.	YES
<b>6. Associated devices and logos with advertisements and advertising structures</b> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No	YES
<b>7. Illumination</b> Would illumination result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residence or other form of accommodation?	The existing under awning sign is considered acceptable.	YES
Can the intensity of the illumination be adjusted, if necessary?	A condition will be added to ensure signage can be adjusted if required.	YES
Is the illumination subject to a curfew?	The sign is located under the awning within a local retail centre and it is considered a curfew is not required on this occasion given its proximity to residential development in the area.	YES
<b>8. Safety</b> Would the proposal reduce the safety for any public road, pedestrians or bicyclists?	The proposal will increase public safety by providing additional lighting to a main bus stop on Pittwater Road. The proposal will not reduce the existing provision of safety.	YES
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal will not reduce the provision of safety by obscuring sightlines from public areas.	YES

Accordingly, the proposed signage is considered to be of a scale and design suitable for the locality. The proposal is therefore deemed to be consistent with the provisions of the SEPP and its underlying objectives.

## SEPP (Infrastructure) 2007

## Warringah Local Environmental 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

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	8.5m	No change	N/A	No change

#### Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Land Use Table	Yes
Part 4 Principal development standards	Yes
4.3 Height of buildings	Yes
Part 5 Miscellaneous provisions	Yes
5.8 Conversion of fire alarms	Yes
Part 6 Additional Local Provisions	Yes
6.1 Acid sulfate soils	Yes
6.3 Flood planning	Yes
6.4 Development on sloping land	Yes

#### Warringah Development Control Plan

##### Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B2 Number of storeys	3 storeys	No change	N/A	No change
B5 Side Boundary Setbacks	Merit assessment	No change	N/A	No change
B7 Front Boundary Setbacks	Ground Floor: Aligned to Street Frontage First Floor: Aligned to street frontage Second Floor: 5.0m	No change	N/A	No change
B9 Rear Boundary Setbacks	Merit assessment	No change	N/A	No change

#### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part A Introduction	Yes	Yes
A.5 Objectives	Yes	Yes
Part B Built Form Controls	Yes	Yes
B2 Number of Storeys	Yes	Yes
B6 Merit Assessment of Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
B10 Merit assessment of rear boundary setbacks	Yes	Yes
Part C Siting Factors	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	No	Yes
Part D Design	Yes	Yes
D3 Noise	Yes	Yes
D8 Privacy	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
D23 Signs	Yes	Yes
Part E The Natural Environment	Yes	Yes
E8 Waterways and Riparian Lands	Yes	Yes
E10 Landslip Risk	Yes	Yes
E11 Flood Prone Land	Yes	Yes
Part F Zones and Sensitive Areas	Yes	Yes
F1 Local and Neighbourhood Centres	Yes	Yes

#### Detailed Assessment

#### **C3 Parking Facilities**

##### Description of non-compliance

The development results in a parking shortfall of 8 spaces which represents a variation of 80%.

The property provides for two parking spaces at the rear of the premises which are accessed from a laneway off Waterloo Street.

##### Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To provide adequate off street carparking.*

Comment:

The development provides the following on-site car parking:

Use	Appendix 1 Calculation	Required	Provided	Difference (+/-)
Business Premises	1 spaces per 40sqm (GFA)	4 spaces	2 spaces	- 2 spaces

- *To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*

Comment: The available parking spaces are located at the rear of the premises and are not visible from the street frontage.

The development satisfies this objective.

- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

Comment: The parking spaces located at the rear of the site are open and concealed from view from the street frontage.

The development satisfies this objective.

The table above indicates that the development does not comply with the provisions of Appendix 1. Notwithstanding, the rates applicable to a business premises use "may be reduced if there is, in the consent authority's opinion, suitable available parking in the vicinity during the operating hours of the proposed development".

In this regard, an inspection of local area reveals that the site is adequately serviced by the following public car parking facilities within a 400m catchment:

Facility	Number of Spaces
Pay/Display Public Car Parks	140 spaces
On-Street Parking	260 spaces
Total Available	400 spaces

The proposal provides for two parking spaces which are to be allocated to staff. Instead, and because of its historical context, relies on existing parking spaces in the three public car park areas within the local area and on surrounding streets.

Given the above considerations, the proposed car parking shortfall is considered to be acceptable

## **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 inconsistent with the principles of Crime Prevention Through Environmental Design.

## **POLICY CONTROLS**

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

As the estimated cost of works is less than \$100,001.00 the policy is not applicable to the assessment of this application.

## **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 Development Consent to DA2017/1164 for Use of Premises as a tattoo parlour, body piercing, barber shop and retail (merchandise) store on land at Lot 3

DP 321960, 1342 Pittwater Road, NARRABEEN, subject to the conditions printed below:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### 1. Approved Plans and Supporting Documentation

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

#### a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA00	25 September 2017	Luiza Monserrat
DA01	25 September 2017	Luiza Monserrat
DA02	25 September 2017	Luiza Monserrat

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated/Submitted	Prepared By
Plan of Management	28 November 2017	Corona Projects

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	26 October 2017	Corona Projects

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

## FEES / CHARGES / CONTRIBUTIONS

### 2. Security Bond

A bond (determined from cost of works) of \$1,000 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment)

is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)).

Reason: To ensure adequate protection of Council's infrastructure.

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### 3. Prior to construction certificate

The construction and fit-out of the skin penetration premises must comply with the following:-

- Public Health Act 2010
- Public Health Regulation 2012
- Skin Penetration Guidelines, NSW HEALTH
- Skin Penetration Code of Best Practice, NSW HEALTH
- Australian Standard: AS 2182 –1998 – Sterilizers – Steam – Bench top.
- Australian Standard, AS 2773.2 – 1999 Ultrasonic cleaners for health care facilities – Bench top.
- NB. Provision of an equipment cleaning sink not being a lunch/coffee break sink or hand wash basin of which will all need to be provided

Reason: To ensure compliance with legislation and to protect public health and safety.

> (DACHPCPCC2)

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

### 4. Ongoing Condition Skin Penetration

The ongoing operation of the skin penetration premises type and all associated equipment must be maintained in accordance with the following:

- Public Health Act 2010
- Public Health Regulation 2012
- Skin Penetration Guidelines, NSW HEALTH
- Skin Penetration Code of Best Practice, NSW HEALTH
- Australian Standard: AS 2182 –1998 – Sterilizers – Steam – Bench top.
- Australian Standard, AS 2773.2 – 1999 Ultrasonic cleaners for health care facilities – Bench top.

Reason: To ensure compliance with legislation and to protect public health and safety.

(DACHPGOG1)

### 5. Registration of Premises for Skin Penetration

The Skin Penetration premises must be notified by the occupier with the Local Council, prior to the Occupation Certificate being issued.

Reason: Skin Penetration premises are required to be notified to the local Council

(DACHPGOG2)

**6. Hours of Operation**

The hours of operation are to be restricted to:

- Monday to Sunday – 9am to 8pm

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.  
(DACPLG08)

In signing this report, I declare that I do not have a Conflict of Interest.

**Signed**




**Phil Lane, Principal Planner**

The application is determined under the delegated authority of:



**Steven Findlay, Manager Development Assessments**










**ATTACHMENT A**

Notification Plan	Title	Date
 2017/487973	Plan - Notification	03/10/2017

**ATTACHMENT B**

Notification Document	Title	Date
 2017/490844	Notification Map	01/12/2017

## ATTACHMENT C

Reference Number	Document	Date
 2017/487973	Plan - Notification	03/10/2017
 2017/488059	Plans - Master Set	25/10/2017
 2017/488015	Report - Plan of Management	26/10/2017
 2017/488018	Report - Waste Management	26/10/2017
 2017/487927	Cost Summary Report	26/10/2017
 2017/488013	Report - Annual Fire Safety Statement	26/10/2017
 2017/488008	Report - Certificate of Compliance Fire Safety	26/10/2017
 2017/487975	Report - Statement of Environmental Effects	26/10/2017
 DA2017/1164	1342 Pittwater Road NARRABEEN NSW 2101 - Development Application - Change of Use	28/11/2017
 2017/484325	DA Acknowledgement Letter - Corona Projects	28/11/2017
 2017/484328	invoice for ram applications - Corona Projects	28/11/2017
 2017/487925	Development Application Form	30/11/2017
 2017/487926	Applicant Details	30/11/2017
 2017/488056	Plans - External	30/11/2017
 2017/488058	Plans - Internal	30/11/2017
 2017/492561	Building Assessment - Fire and Disability upgrades - Assessment Referral - DA2017/1164 - 1342 Pittwater Road NARRABEEN NSW 2101 - PR	01/12/2017
 2017/490701	ARP Notification Map	01/12/2017
 2017/490729	DA Acknowledgement Letter (not integrated) - Corona Projects	01/12/2017
 2017/490810	Notification Letters - 84	01/12/2017
 2017/490844	Notification Map	01/12/2017
 2017/493015	Building Assessment Referral Response	02/12/2017
 2017/530615	Amended plans for signage - 1342 Pittwater Road Narrabeen	19/12/2017
 2018/024858	Natural Environment Referral Response - Flood	09/01/2018
 2018/080401	Environmental Health and Protection Referral Response - commercial use	25/01/2018
 2018/085914	Environmental Health and Protection Referral Response - commercial use	30/01/2018