



Warringah Council

RESIDENTIAL DEVELOPMENT - DEVELOPMENT APPLICATION ASSESSMENT REPORT

Development Application No. DA2008/1342

Assessment Officer: Kevin Short

Property Address: Lot 69, DP 12578, No. 52 Riverview Parade North Manly.

Proposal Description: Demolition of a dwelling house, outbuilding and detached garage and construction of a dwelling house, driveway and associated landscaping works.

Plan Reference: Architectural drawings Revision B DA01/6, DA02/6 and DA04/6 prepared by Ana Lage Architecture dated January 2009.

Landscape Concept Plan Drawing No.15 08 prepared by Deluxe Landscape Installations dated June 2008.

Stormwater Concept Plan Drawing No.03/6 prepared by Ana Lage Architecture dated August 2008.

Development Details: The development involves the demolition of the existing dwelling house, outbuilding (laundry) and detached brick garage and construction of a two storey dwelling house, two single garages and driveway.

The proposed dwelling is to consist of the following:

- A ground floor living room, kitchen, dining room, uncovered verandah, bathroom, laundry, cellar, bedroom and two (2) single garages;
- A first floor bathroom, balcony, television and rumpus room and three (3) bedrooms.

The detached outbuilding and garage, located in the rear western portion of the site, are to be demolished and their building footprints converted to landscaped open space.

The external materials and finishes of the proposed dwelling include a timber verandah, tiled balcony, metal roofing, timber framed windows and fascia, timber privacy screens, timber and steel balustrades, external walls of rendered concrete and a sandstone slat column on the eastern elevation.

Report Section	Applicable	Complete & Attached
Section 1 – Code Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 2 – Issues Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 3 – Site Inspection Analysis	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 4 – Application Determination	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Estimated Cost of Works: \$465, 000.00

Are S94A Contributions Applicable?

Yes No

Warringah Section 94A Development Contributions Plan				
Contribution - all parts Warringah		Levy Rate	Contribution Payable	Council Code
Contribution based on total development cost of			\$ 465, 000.00	
Total S94A Levy		0.95%	\$4417.50	6923
S94A Planning and Administration		0.05%	\$232.50	6924
Total		1.0%	\$4650.00	



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Notification Required?

Yes No

Period of Public Exhibition?

14 days 21 days 30 days N/A

Submissions Received?

Yes No

No. of Submissions: Nil

Are any trees impacted upon by the proposed development? Yes No

SECTION 1 – CODE ASSESSMENT REPORT

ENVIRONMENTAL PLANNING INSTRUMENTS

WLEP 2000

Locality: G2 Riverview Parade

Development Definition: Housing Ancillary Development to Housing Other

Category of Development: Category 1 Category 2 Category 3

Desired Future Character: G2 Riverview Parade Locality

The Riverview Parade locality will remain characterised by detached style housing in landscaped settings interspersed by a range of complementary and compatible uses.

Future development will also maintain the visual pattern and predominant scale of detached style housing in the locality. The streets will be characterised by landscaped front gardens and consistent front building setbacks. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.

Future extensions or additions to an existing dwelling are to be designed to complement the dwelling using materials and colours consistent with the existing dwelling.

Future development will use materials and colours sympathetic to the existing buildings of the locality.

Future development adjacent to Manly Lagoon will provide for adequate separation between buildings and the lagoon to ensure minimal visual impact, enhance the riparian zone and provide for flood storage.

Category 1 Development with no variations to BFC's (Section 2 Assessment not required)

Is the development considered to be consistent with the Locality's Desired Future Character Statement?

Yes No



Built Form Controls: G2 Riverview Parade Locality

<p>Building Height (overall):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 8.5m</p> <p><input type="checkbox"/> 11.0m</p> <p><input type="checkbox"/> Other</p>	<p>Proposed: 8.35m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Building Height (underside of upper most ceiling):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 7.2m</p> <p><input type="checkbox"/> Other</p>	<p>Proposed: 6.73</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Front Setback:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 6.5m</p> <p><input type="checkbox"/> Other</p> <p>Is the Corner Allotment / Secondary Street Frontage control applicable?:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Proposed: 6.54m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Housing Density:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Landscape Open Space:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> 40% (222.56m²)</p> <p><input type="checkbox"/> 50%</p> <p><input type="checkbox"/> Other</p>	<p>Proposed: 43.5% (242.90m²)</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



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<p>Rear Setback:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 6.0m</p> <p><input type="checkbox"/> Other</p> <p>Outbuildings: NA.</p>	<p>Proposed: 14.91m to lower floor deck. 15.06 to primary dwelling.</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Side Boundary Envelope:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 4m / 45 degrees</p> <p><input type="checkbox"/> 5m / 45 degrees</p> <p><input type="checkbox"/> Other</p>	<p>Boundary: <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Fully within Envelope: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Boundary: <input checked="" type="checkbox"/> Nth <input type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Fully within Envelope: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Note: 0.20mm of the roof eaves are within the projected building envelope. The remaining building elements are not within the projected building envelope.</p> <p>Minor Breach: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Side Setbacks:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> 900mm</p> <p><input type="checkbox"/> 4.5m</p> <p><input type="checkbox"/> Other</p>	<p>Boundary <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Proposed: 0.90m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Boundary <input checked="" type="checkbox"/> Nth <input type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Proposed: 1.23m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



General Principles of Development Control:

<p>CL38 Glare & reflections Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>Note: The schedule of colours and external materials submitted with the application are of earthy and natural tones which will allow the proposed dwelling to harmonise with the surrounding landscape and bushland settings.</p>
<p>CL39 Local retail centres Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL40 Housing for Older People and People with Disabilities Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL41 Brothels Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL42 Construction Sites Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL43 Noise Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL44 Pollutants Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL45 Hazardous Uses Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL46 Radiation Emission Levels Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>



<p>CL47 Flood Affected Land</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>Note: Curl Curl Creek adjoins the rear (western) boundary of the site and is subject to flooding from the Manly Lagoon flood plain. Accordingly, the application was accompanied by a Flood Risk Assessment Report, Flood Evacuation Plan and Waterway Impact Statement, all of which were referred to Council's Catchment Management Department for comment. Following this process, Council's Catchment Management Department raise no objection to the proposed dwelling and conclude that the proposed dwelling is an acceptable design response to the risk of flooding.</p>
<p>CL48 Potentially Contaminated Land</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies:</p> <p>Based on the previous land uses is the site likely to be contaminated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the site suitable for the proposed land use?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>CL49 Remediation of Contaminated Land</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL49a Acid Sulfate Soils</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>Note: The subject site is identified as Acid Sulphate Soil Category 4. The proposed development will not require excavation in excess of 2.0m, and therefore, an Acid Sulphate Soils Management Plan is not required.</p>
<p>CL50 Safety & Security</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL51 Front Fences and Walls</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>Note: Existing fences to be retained and given the site is 'flood affected', any new fencing will require a new Development Application.</p>
<p>CL52 Development Near Parks, Bushland Reserves & other public Open Spaces</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>Note: The rear (western) boundary adjoins Curl Curl Creek and the proposed development does not involve any works within close proximity to the 'bank' of the creek. Given the creek 'bank' is a 'public open space', the proposal will not inhibit public access over the embankment or appear to privatise the landscape character of the 'creek'. Further, the demolition of the detached garage to the rear (west) of the site and conversion of it to landscaped open space will complement the landscape setting of the site and improve</p>



	the visual transition between open space and the proposed built form of the development.
CL53 Signs Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL54 Provision and Location of Utility Services Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL55 Site Consolidation in 'Medium Density Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL56 Retaining Unique Environmental Features on Site Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL57 Development on Sloping Land Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL58 Protection of Existing Flora Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL59 Koala Habitat Protection Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL60 Watercourses & Aquatic Habitats Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Note: The rear (western) boundary adjoins Curl Curl Creek and the proposed dwelling is located over 20.0m from the creek. In this regard the proposed development will have an acceptable impact on Curl Curl Creek.
CL61 Views Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Note: Views of Curl Curl Creek and bushland to the rear of the site are available from the rear private open space areas upper and lower floor levels of the adjoining site to the east and west (No.50 and No.54 Riverview Parade). The proposed development will not unreasonably impact on these views.
CL62 Access to sunlight Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



<p>CL63 Landscaped Open Space Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL63A Rear Building Setback Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL64 Private open space Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL65 Privacy Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL66 Building bulk Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL67 Roofs Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL68 Conservation of Energy and Water Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL69 Accessibility – Public and Semi-Public Buildings Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL70 Site facilities Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL71 Parking facilities (visual impact) Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Note: Two (2) single garages are proposed and have been designed to integrate into the northern and eastern elevation of the proposed dwelling. Accordingly, the visual impact of each garage on the streetscape is minimised, particularly as only one (1) single garage can be viewed from the street. Therefore, the proposed parking facilities will not dominate the streetscape.</p>
<p>CL72 Traffic access & safety Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>



<p>CL73 On-site Loading and Unloading Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL74 Provision of Carparking Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Note: Two (2) single garages are proposed.</p>
<p>CL75 Design of Carparking Areas Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Note: The dimensions of the two (2) single garages are 3.20m by 5.47m and 3.402m by 5.4m.</p>
<p>CL76 Management of Stormwater Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL77 Landfill Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Note: The subject site is flood affected and it is noted that 'no fill' is required or suggested to be used to elevate the building above the flood level. The proposed dwelling is to be elevated by 'drop edge beam and subfloor' construction with subfloor openings incorporated into the design which will allow flood water penetration.</p>
<p>CL78 Erosion & Sedimentation Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL79 Heritage Control Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL80 Notice to Metropolitan Aboriginal Land Council and the National Parks and Wildlife Service Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL81 Notice to Heritage Council Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL82 Development in the Vicinity of Heritage Items Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>



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CL83 Development of Known or Potential Archaeological Sites Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
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Schedules:

Schedule 5 State policies Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 6 Preservation of bushland Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 7 Matters for consideration in a subdivision of land Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 8 Site analysis Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 9 Notification requirements for remediation work Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 10 Traffic generating development Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 11 Koala feed tree species and plans of management Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 12 Requirements for complying development Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 13 Development guidelines for Collaroy/Narrabeen Beach Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 14 Guiding principles for development near Middle Harbour Applicable:	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Schedule 15 Statement of environmental effects Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
Schedule 17 Carparking provision Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No

Other Relevant Environmental Planning Instruments:

SEPPs: Applicable? Yes No

SEPP Basix: Applicable?

Yes No

If yes: Has the applicant provided Basix Certification?

Yes No

BASIX Certificate No.215482S.

SEPP 55 Applicable?

Yes No

Based on the previous land uses if the site likely to be contaminated?

Yes No

Is the site suitable for the proposed land use?

Yes No

SEPP Infrastructure

Applicable?

Yes No

Is the proposal for a swimming pool: No

Within 30m of an overhead line support structure?

Yes No

Within 5m of an overhead power line ?

Yes No

Does the proposal comply with the SEPP?

Yes No



REPs: Applicable?: Yes No

EPA Regulation Considerations:

<p>Clause 54 & 109 (Stop the Clock) Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Clause 92 (Demolition of Structures) Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Addressed via condition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Clause 92 (Government Coastal Policy) Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Is the proposal consistent with the Goal and Objectives of the Government Coastal Policy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Clause 93 & 94 (Fire Safety) Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Addressed via condition? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Clause 94 (Upgrade of Building for Disability Access) Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Addressed via condition? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Clause 98 (BCA) Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Addressed via condition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

REFERRALS

Referral Body/Officer	Required	Response
Development Engineering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Note: The Development Application was referred to Council's Engineering Department for comment, and subject to conditions of consent, no issues were raised. However, it is important to note that the conditions imposed on the consent relate to 'flood' issues and require amendments to the ground floor plan of the proposed dwelling. Specifically, the conditions require the height of the two (2) single garage levels and cellar room to be raised to 2.9m AHD and the invert height of the 'Subfloor Openings' to match the existing ground surface levels or 2.25m AHD. Having reviewed the submitted architectural drawings, this is readily achievable. This has been conveyed to the applicant	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory



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Landscape Assessment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Bushland Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Catchment Management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Aboriginal Heritage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Energy Australia	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory

Applicable Legislation/ EPI's /Policies:

- | | |
|--|---|
| <input checked="" type="checkbox"/> EPA Act 1979 | <input checked="" type="checkbox"/> SEPP BASIX |
| <input checked="" type="checkbox"/> EPA Regulations 2000 | <input checked="" type="checkbox"/> SEPP Infrastructure |
| <input checked="" type="checkbox"/> Roads Act 1993 | <input checked="" type="checkbox"/> WLEP 2000 |
| <input checked="" type="checkbox"/> SEPP No. 71 – Coastal Protection | <input checked="" type="checkbox"/> S94A Development Contributions Plan |

SEPP No. 71 – Coastal Protection

The proposal has been identified as being located within the Coastal Zone. Accordingly, State Environmental Planning Policy No.71 – Coastal Protection (SEPP 71) applies to the subject site.

Clause 7 of SEPP 71 states that the matters for consideration set out in Clause 8 must be taken into consideration by a consent authority when it determines a development application to carry out development on land to which the policy relates.

The proposed development has been assessed against the matters of consideration, as set out in Clause 8 of SEPP 71 – Coastal Protection, and found to be consistent with all matters of consideration. Accordingly, no amendments to the proposed development are required with respect to SEPP 71 – Coastal Protection.

SECTION 79C EPA ACT 1979

Section 79C (1) (a)(i) – Have you considered all relevant provisions of any relevant environmental planning instrument?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (a)(ii) – Have you considered all relevant provisions of any provisions of any draft environmental planning instrument	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (a)(iii) – Have you considered all relevant provisions of any provisions of any development control plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (a)(iiia) - Have you considered all relevant provisions of any Planning Agreement or Draft Planning Agreement	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Section 79C (1) (a)(iv) - Have you considered all relevant provisions of any Regulations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (b) – Are the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (c) – Is the site suitable for the development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (d) – Have you considered any submissions made in accordance with the EPA Act or EPA Regs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (e) – Is the proposal in the public interest?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 2 – ISSUES

As noted in Section 1 of this report, the proposed development has been assessed as being consistent with the DFC for the locality and General Principles of Development Control. In addition, the proposal is compliant with the Built Form Controls for the locality and no submissions were received as a result of the notification process. Accordingly, Section 2 is not applicable in this instance.

SECTION 3 – SITE INSPECTION ANALYSIS



Site area 556.4m²



Warringah Council

Detail existing onsite structures:

- Dwelling
- Detached Garage
- Detached shed laundry)

- Caves
- Overhangs
- Waterfalls
- Creeks / Watercourse (within close proximity to the rear (western boundary))
- Aboriginal Art / Carvings

Site Features:

- Trees
- Under Storey Vegetation
- Rock Outcrops

- Any Item of / or any potential item of heritage significance

Potential View Loss as a result of development

- Yes No

Bushfire Prone?

- Yes No

Flood Prone?

- Yes No (refer to discussion in the previous section of this report)

Affected by Acid Sulfate Soils

- Yes No (The site contains Category 4 Acid Sulphate Soils, and as discussed previously in this report, the proposed development will not adversely impact on these soils.

Located within 40m of any natural watercourse?

- Yes No

The rear (western) boundary is approximately 7.5m from Curl Curl Creek.

Located within 1km landward of the open coast watermark or within 1km of any bay estuaries, coastal lake, lagoon, island, tidal waterway within the area mapped within the NSW Coastal Policy?

- Yes No

Located within 100m of the mean high watermark?

- Yes No

The rear (western) boundary is approximately 7.5m from Curl Curl Creek, and the proposed development has been designed to negate the affects of flooding from the creek, including conditions imposed on the consent to raise the garage floor level.

Located within an area identified as a Wave Impact Zone?

- Yes No

Any items of heritage significance located upon it?

- Yes No

Located within the vicinity of any items of heritage significance?

- Yes No

Located within an area identified as potential land slip?

- Yes No

Is the development Integrated?

- Yes No

Does the development require concurrence?

- Yes No

Is the site owned or is the DA made by the "Crown"?

- Yes No

Have you reviewed the DP and s88B instrument?

- Yes No

Does the proposal impact upon any easements / Rights of Way?

- Yes No



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Site Inspection / Desktop Assessment Undertaken by: Kevin Short, Development Assessment Officer, on the 10 December 2009.

Does the site inspection confirm the assessment undertaken against the relevant EPI's ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any additional matters that have arisen from your site inspection that would require any additional assessment to be undertaken?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Signed

Date

Kevin Short, Development Assessment Officer

SECTION 4 – APPLICATION DETERMINATION

Conclusion:

The proposal has been considered against the relevant heads of consideration under S79C of the EPA Act 1979 and the proposed development is considered to be:

- Satisfactory
 Unsatisfactory

Recommendation: APPROVAL

That Council as the consent authority

- GRANT DEVELOPMENT CONSENT** to the development application subject to:
- (a) the conditions detailed within the associated notice of determination; and
 - (b) the consent lapsing within three (3) from operation
- GRANT DEFERRED COMMENCEMENT CONSENT** to the development application subject to:
- (a) the conditions detailed within the associated notice of determination;
 - (b) limit the deferred commencement condition time frame to 3 years;
 - (c) one the deferred commencement matter have been satisfactorily addressed issue an operational consent subject to the time frames detailed within part (d); and
 - (d) the consent lapsing within three (3) from operation
- REFUSE development consent** to the development application subject to:
- (a) the reasons detailed within the associated notice of determination.



Warringah Council

Signed

Date

Kevin Short, Development Assessment Officer

The application is determined under the delegated authority of:

Signed

Date

Steven Findlay, Team Leader, Development Assessment