

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2023/0721
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Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot E DP 404485, 1742 Pittwater Road BAYVIEW NSW 2104 Lot 4 DP 455969, 1742 Pittwater Road BAYVIEW NSW 2104 Lot LIC 627828, 1742 Pittwater Road BAYVIEW NSW 2104 Lot B DP 390788, 1744 Pittwater Road BAYVIEW NSW 2104 Lot PO 164136, 1744 Pittwater Road BAYVIEW NSW 2104
Proposed Development:	Alterations and Additions - Construction of a jetty, stairs and associated works
Zoning:	C4 Environmental Living
Development Permissible:	Yes - Zone C4 Environmental Living Yes - Zone W1 Natural Waterways
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Helen Marie Bragg
Applicant:	SDG Land Development Solutions

Application Lodged:	26/06/2023
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Other
Notified:	30/06/2023 to 14/07/2023
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

Estimated Cost of Works:	\$ 274,450.00
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PROPOSED DEVELOPMENT IN DETAIL

This application seeks consent for the construction of a shared timber fixed-head jetty with stairs for access from 1742 and 1744 Pittwater Road, Bayview.

The proposed development is located on Crown Land seaward of the Mean High Water Mark (MHWM), front the following allotments:

- 1742 Pittwater Road, Bayview (Lot 4 DP 455969 and Lot E DP 404485)
- 1744 Pittwater Road, Bayview (Lot B DP 390788)

Owners consent from the Department of Planning and Environment - Crown Lands with the Development Application (LOC No: 636952 File Ref: 22/06064 dated 16 February 2023) has been provided with this application.

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

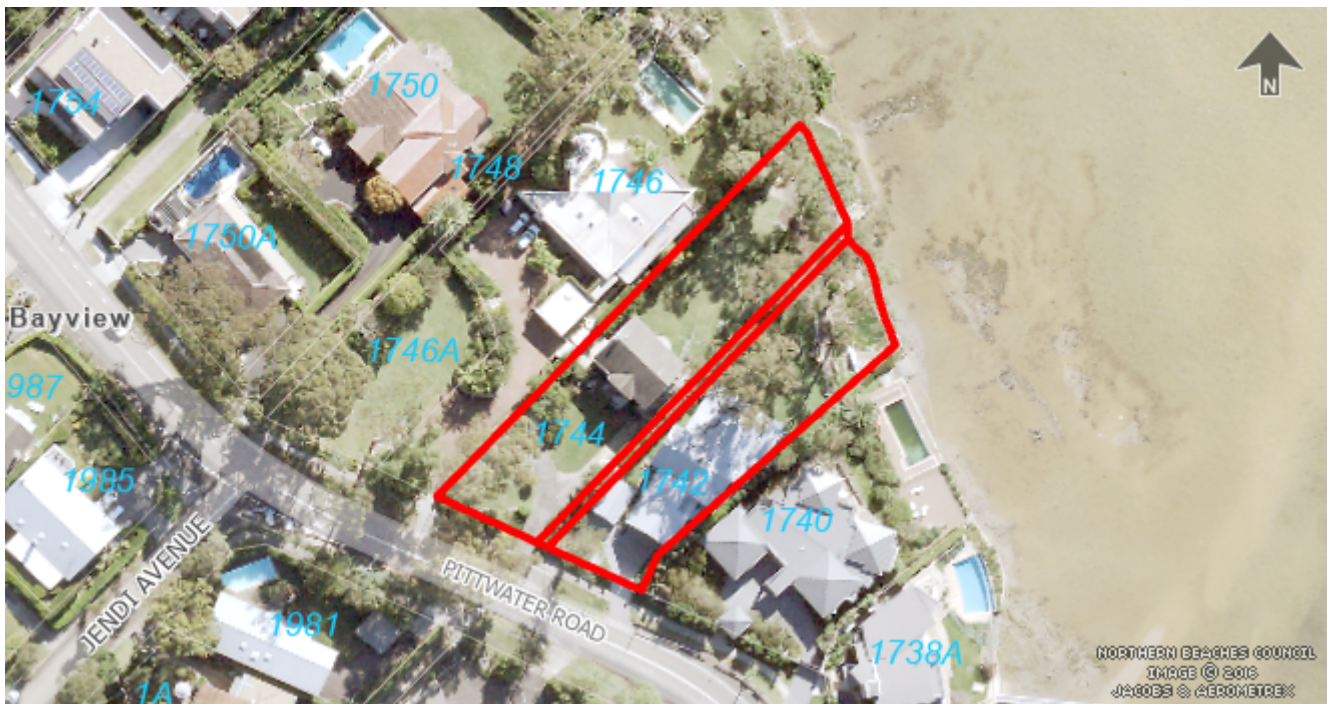
Pittwater Local Environmental Plan 2014 - 2.5 Additional permitted uses for particular land
Pittwater Local Environmental Plan 2014 - Zone W1 Natural Waterways
Pittwater Local Environmental Plan 2014 - 7.1 Acid sulfate soils
Pittwater Local Environmental Plan 2014 - 7.2 Earthworks
Pittwater Local Environmental Plan 2014 - 7.8 Limited development on foreshore area
Pittwater 21 Development Control Plan - D4.3 Building colours and materials
Pittwater 21 Development Control Plan - D15.12 Development seaward of mean high water mark
Pittwater 21 Development Control Plan - D15.13 Lateral limits to development seaward of mean high water mark
Pittwater 21 Development Control Plan - D15.14 Minimum frontage for waterfront development
Pittwater 21 Development Control Plan - D15.15 Waterfront development

SITE DESCRIPTION

Property Description:	Lot E DP 404485 , 1742 Pittwater Road BAYVIEW NSW 2104
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	<p>Lot 4 DP 455969 , 1742 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot LIC 627828 , 1742 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot B DP 390788 , 1744 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot PO 164136 , 1744 Pittwater Road BAYVIEW NSW 2104</p>
Detailed Site Description:	<p>The subject site consists of two (2) allotments, being 1742 and 1744 Pittwater Road, located along the north-eastern side of Pittwater Road.</p> <p>The sites are irregular in shape with the following frontages, depths and surveyed site areas:</p> <ul style="list-style-type: none"> • 1742 Pittwater Road: <ul style="list-style-type: none"> - 20.325 metre frontage to Pittwater Road - 78.23 metre depth - 1302.0m² total surveyed site area • 1744 Pittwater Road: <ul style="list-style-type: none"> - 19.45 metre frontage to Pittwater Road - 91.62 metre depth - 1559.0m² total surveyed site area <p>The sites are located within the C4 Environmental Living zone within the <i>Pittwater Local Environmental Plan 2014</i>. 1744 Pittwater Road is currently under construction for a new dwelling house including a swimming pool and boat shed. 1742 Pittwater Road has a two (2) storey residential dwelling with swimming pool and boat shed within a landscaped setting.</p> <p>The sites have a south-westerly orientation toward the street frontage and a north-easterly orientation toward Pittwater Waterway. 1742 Pittwater Road is located on a gentle slope from the street frontage and then experiences a steep slope within the rear yard toward the water frontage. 1744 Pittwater Road experiences a gentle slope from the street frontage toward the rear water frontage.</p> <p>The sites are not known to have any threatened species.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by residential developments, some with direct water access with jetties.</p>

Map:



SITE HISTORY

The land has been used for residential purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

1742 Pittwater Road, Bayview

- **N0355/14.** This development application sought consent for the demolition of the existing dwelling and construction of a new single dwelling. This application was approved under delegation, subject to conditions, on 18 December 2014. A Construction Certificate (CC0058/15) was obtained and submitted to Council on 13 February 2015. **N0355/14/S96/1.** This modification application sought consent to modify N0355/14 by relocating skylights, adding a roof over the entrance, change server window to sliding doors, remove butlers pantry and pool store, delete door to butlers pantry. This application was approved, subject to conditions, on 18 August 2015. An Occupation Certificate (OC2021/0098) was obtained and provided to Council on 4 November 2021.
- **N0239/16.** This application sought consent for the construction of a new carport and front fence. This application was approved, subject to conditions, on 13 July 2016. A Construction Certificate (CC0300/16) was obtained and provided to Council on 22 August 2016. An Occupation Certificate (OC2021/0114) was obtained and provided to Council on 10 November 2021.
- **DA2019/0881.** This application sought consent for the construction of a swimming pool, boat shed, ramp and sea wall. This application was approved, subject to conditions, on 4 December 2019. A Construction Certificate (CC2020/0703) and Notice of Commencement (NOC2020/0865) was obtained and provided to Council on 23 July 2020. A Final Occupation Certificate (FOC2021/0607) was obtained and provided to Council on 26 May 2021.
- **TA2020/0121.** An application for tree removal was provided to Council seeking consent to removal 1 tree on site. This application was approved, subject to conditions, on 14 February 2023.

1744 Pittwater Road, Bayview

- **DA2020/0005.** This application sought consent for the subdivision of one (1) lot into two (2). Council requested this application be withdrawn by the Applicant on 9 March 2020. The Applicant withdrew the application on 27 March 2020.
- **DA2020/1549.** This application sought consent for the subdivision of land, including the construction of an access driveway. Council requested this application be withdrawn by the Applicant on 8 March 2021. The Applicant withdrew the application on 25 March 2021.
- **DA2022/0374.** This application sought consent for demolition works and construction of a dwelling house including a swimming pool and boat shed. This application was approved, subject to conditions, on 29 June 2022. A Construction Certificate (CC2022/0908) was obtained and provided to Council on 29 August 2022.

APPLICATION HISTORY

Transport for NSW

The application was referred to Transport for NSW, who provided the following comment:

'I refer to your email to Transport for NSW Maritime dated 23 December 2021 regarding assessment of the above proposal.

We advise that an inspection/assessment has been conducted by the local Boating Safety Officer and there are no navigational concerns regarding the designated proposal'

DPI Fisheries

By way of letter date 5 June 2022, DPI Fisheries provided advice that the proposal was not considered to include any dredging, reclamation, harm to marine vegetation or blockage of fish passage and there it was not considered by them to constitute Integrated Development pursuant to the *Environmental Planning and Assessment Act, 1979*. Accordingly subject of this advice the application has not been formally referred to them.

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	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.

Section 4.15 Matters for Consideration	Comments
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<p><u>Part 4, Division 2</u> of the EP&A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&A Regulation 2021 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 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 62 and/or 64</u> of the EP&A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 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.</p>
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) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact 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	See discussion on "Notification & Submissions Received" in this report.

Section 4.15 Matters for Consideration	Comments
accordance with the EPA Act or EPA Regs	
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.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 30/06/2023 to 14/07/2023 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

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

REFERRALS

Internal Referral Body	Comments
Environmental Health (Acid Sulfate)	<p>General Comments</p> <p>The applicant advises in the SEE:</p> <p><u>Acid Sulphate Soils (PLEP 7.1).</u></p> <ul style="list-style-type: none"> The Acid Sulphate Soils Map ASS_011 indicates part of the subject freehold land as Class 5 and part Class 2, and the land below the MHW boundary as Class 1. The proposal does not require consent in accordance with section 7.1(6) of PLEP as the proposal does not involve the disturbance of more than 1 tonne of soil for the reconfiguration of the corner of No.1742 seawall and access steps, The Impacts of the proposal on Acid Sulfate Soils have been documented in the preliminary assessment of Acid Sulfate Soils for both properties and for the proposed shared jetty by White Geotechnical Group (reports enclosed). <p>The White Geotechnical Group Report 30 May 2023 states:</p> <p><u>Acid Sulfate Soils</u></p> <p>The clays encountered near the lower boundary are in situ and derived from the Newport Formation Shales. This formation is Middle Triassic in age and is much older than the Holocene sediments from</p>

Internal Referral Body	Comments
	<p>which acid sulphates are generally derived from on the east coast.</p> <p>Additionally, Newport Formation Shale does not contain high concentrations of sulphides which can provide the required iron concentrations for acid generation in older bedrock. In the location of the jetty over the river sediment, as driven pile foundations do not require excavation and exposure of the subsurface soil profile to oxygen, there is little potential for acid generation.</p> <p>This assessment indicates that an Acid Sulfate Soils management plan is not required for the proposed works.</p> <p>Environmental Health supports the proposal with conditions.</p>
Landscape Officer	<p>The application seeks consent for alterations and additions - construction of a jetty, stairs and associated works. The SEE indicates the works are for a jetty.</p> <p>The plans indicate that no significant landscape features are affected by the proposed works. Comment regarding marine impacts is deferred to other referral bodies.</p> <p>No objections are raised with regard to landscape issues subject to conditions.</p>
NECC (Bushland and Biodiversity)	<p>The proposal seeks approval for the construction of a shared timber jetty with stairs, a ramp and a boatshed.</p> <p>The comments in this referral relate to the following applicable controls and provisions:</p> <ul style="list-style-type: none"> • SEPP (Resilience and Hazards) 2021 - Development in the coastal environment • Pittwater LEP - Clause 7.6 Biodiversity Protection • Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community <p>The proposal would require the removal of two exotic trees identified as Tree 7 (Jacaranda mimosifolia) and 8 (Camellia japonica) on the submitted Arboricultural Impact Assessment. Potential impacts to trees 14, 17 and 19 (all Spotted gums, Corymbia maculata) have been identified and will have to be managed in accordance with the recommendations set out in section 5 of the Arboricultural Impact Assessment.</p> <p>Impacts to the marine environment and marine ecology will have to be assessed by the Coast and Catchments referral team.</p> <p>The development is designed, sited and will be managed to avoid any significant adverse environmental impact.</p>
NECC (Coast and Catchments)	SUPPORTED WITH CONDITIONS

Internal Referral Body	Comments
	<p>The development proposal is to construct a shared timber fixed-head jetty with stairs for 1742 & 1744 Pittwater Road, Bayview.</p> <p>The application has been assessed in consideration of plans, reports and documents submitted in support of the DA, the Coastal Management Act 2016, State Environmental Planning Policy (Resilience and Hazards) 2021 as well as assessed against the coastal relevant requirements of Pittwater LEP 2014 and Pittwater 21 DCP.</p> <p>Assessment of the application has also considered:</p> <ol style="list-style-type: none"> 1. Consent of landowner to lodge a DA from the Department of Planning, Industries & Environment - Crown Lands, dated 16 February 2023. 2. No navigational concerns as a result of the proposed development from Transport for NSW Maritime Division dated 28 January 2022. 3. No objection to the proposed development from the Department of Primary Industries - Fisheries, dated 5 June 2022. <p>Coastal Management Act 2016</p> <p>The subject sites have been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to the proposed development.</p> <p>The proposed development is generally consistent with the objects, as set out under Part 1 Section 3 of the Coastal Management Act 2016.</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>The subject lands have been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP R&H). Hence, Divisions 3, 4 and 5 of the SEPP R&H apply for this DA.</p> <p>On internal assessment, Council considers that the DA generally satisfies the relevant requirements under Divisions 3, 4 and 5 of SEPP R&H.</p> <p>As such, it is considered that the application does comply with the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021, subject to conditions.</p> <p>Pittwater LEP 2014 and Pittwater 21 DCP</p> <p>Development on Foreshore Area</p> <p>The subject properties are affected by the foreshore building line and Part 7, Clause 7.8 –Limited development on foreshore area of the Pittwater LEP 2014 applies for any development within the foreshore area. Proposed development works are located seaward of land below the foreshore building line and the proposed jetty is a permitted land use within the foreshore area. The proposed development is not contrary to the objectives of the zone, is unlikely</p>

Internal Referral Body	Comments
	<p>to cause significant environmental harm or have an adverse impact on the amenity or appearance of the foreshore. It is therefore considered that the development proposal satisfies the objectives and requirements of Clause 7.8 – Limited development on foreshore area of Pittwater LEP 2014, subject to conditions.</p> <p>Estuarine Hazard Management The subject properties have been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As the Estuarine Planning Level (EPL) does not apply to jetties, bridging ramps or pontoons located on the seaward side of the foreshore edge the proposed development is considered to satisfy the relevant provisions of the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the B3.7 Estuarine Hazard Controls.</p> <p>Development Seaward of Mean High Water Mark Proposed development works are located on Crown land below the Mean High Water Mark. Hence, Section D15.12: Development seaward of mean high water mark in Pittwater 21 DCP applies to the proposed development. DPI Fisheries has raised no objections to the development proposal.</p> <p>An aquatic ecology assessment lodged in support of the DA and prepared by Marine Pollution Research Pty Ltd dated 23 February 2022 concludes that the proposed development would meet the aquatic ecological conservation requirements of the Fisheries Management Act (1994) provided construction and demolition safeguards recommended in the Report are adopted.</p> <p>On internal assessment the proposed jetty is similar in design to other nearby jetty structures however, at 125.00m long, the length and scale of the structure may appear excessive, particularly when viewed from the waterway. While it is understood that the jetty has been designed to reach permanent deep water, the potential to reduce the length of the jetty should be investigated. Alternatively, a ramp and pontoon instead of the fixed head and stairs may help reduce the perceived length and scale of the structure.</p> <p>As assessed in the aquatic ecology assessment report, the proposed development is unlikely to have significant adverse impacts on the estuarine habitat of the Pittwater waterway and the DA is considered to be able to satisfy the requirements of the Section D15.12 Controls subject to conditions as well as any design changes that may reduce the length of the jetty.</p>
NECC (Riparian Lands and Creeks)	<p>This application seeks consent for the following:</p> <p>Development Applications on land, and located within 40 metres of land, containing a watercourse, or</p> <p>All Development Applications on land containing a wetland, or located within 100m of land containing a wetland,</p>

Internal Referral Body	Comments
	<p>All Development Applications on land that is mapped as "DCP Map Waterways and Riparian Land".</p> <p>And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.</p> <p>Officer comments</p> <p>This application was assessed in consideration of:</p> <ul style="list-style-type: none"> - Supplied plans and reports; - Coastal Management Act 2016; - State Environmental Planning Policy (Resilience and Hazards) 2021; - Relevant LEP and DCP clauses; and - Northern Beaches Council Water management for development policy. <p>Riparian</p> <p>The site is located adjacent to Pittwater estuary and as such proposed development must not significantly impact on the biophysical, hydrological or ecological integrity of Pittwater estuary or the quantity and quality of surface and ground water flows that it receives.</p> <p>Sediment Management</p> <p>Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.</p> <p>Construction Environmental Management Plan</p> <p>A Construction Environmental Management Plan must be developed and submitted to council for review prior to the issue of the Construction Certificate. This is to ensure all environmental safeguards and considerations stated in the Aquatic Ecology Assessment by Marin Pollution Research Pty Ltd are adhered to for the protection of the aquatic environment and ecological values of the estuary. NSW DPI Fisheries have reviewed the proposal and have provided support for the development.</p>

External Referral Body	Comments
Ausgrid - SEPP (Transport and Infrastructure) 2021, s2.48	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.
Aboriginal Heritage Office	Reference is made to the proposed development at the above area and Aboriginal heritage.

External Referral Body	Comments
	<p>No sites are recorded in the current development area and the area has been subject to previous disturbance reducing the likelihood of surviving unrecorded Aboriginal sites.</p> <p>Given the above, the Aboriginal Heritage Office considers that there are no Aboriginal heritage issues for the proposed development.</p> <p>Under the National Parks and Wildlife Act 1974 (NPW Act) all Aboriginal objects are protected. Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office assess the finds. Under Section 89a of the NPW Act should the objects be found to be Aboriginal, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs 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 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 (Building Sustainability Index: BASIX) 2004

The proposed development does not trigger the need for a BASIX Certificate in accordance with the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

SEPP (Transport and Infrastructure) 2021

Ausgrid

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.

- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

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.

SEPP (Resilience and Hazards) 2021

Chapter 2 – Coastal Management

The site is subject to Chapter 2 of the SEPP. Accordingly, an assessment under Chapter 2 has been carried out as follows:

Division 3 Coastal environment area

2.10 Development on land within the coastal environment area

- 1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:
 - a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
 - b) coastal environmental values and natural coastal processes,
 - c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,
 - d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,
 - e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - f) Aboriginal cultural heritage, practices and places,
 - g) the use of the surf zone.

Comment:

The subject sites are located within the Coastal Environment Area, and a portion of the proposed development is located within this area. Council's Coast and Catchments Officer has reviewed the proposed development and no concerns were raised with recommended relevant conditions. Subject to compliance with the conditions detailed within the recommendation of this report, Council, as the consent authority, has considered the matters as prescribed within the above Clause.

- 2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or

- b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment:

The subject sites are located within the Coastal Environment Area, and a portion of the proposed development is located within this area. Council's Coast and Catchments Officer has reviewed the proposed development and no concerns were raised with recommended relevant conditions. Subject to compliance with the conditions detailed within the recommendation of this report, Council, as the consent authority, can be satisfied that the proposed development adheres to the matters as prescribed within the above Clause.

Division 4 Coastal use area

2.11 Development on land within the coastal use area

- 1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:
 - a) has considered whether the proposed development is likely to cause an adverse impact on the following:
 - i) existing, safe access to and along the foreshore, beach, headland or rock
 - ii) platform for members of the public, including persons with a disability,
 - iii) overshadowing, wind funnelling and the loss of views from public places to
 - iv) foreshores,
 - v) the visual amenity and scenic qualities of the coast, including coastal headlands, Aboriginal cultural heritage, practices and places, cultural and built environment heritage, and
 - b) is satisfied that:
 - i) the development is designed, sited and will be managed to avoid an
 - ii) adverse impact referred to in paragraph (a), or
 - iii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or if that impact cannot be minimised—the development will be managed to mitigate that impact, and
 - c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

Comment:

The subject sites are located within the Coastal Use Area, and the proposed development is located within this area. Council's Coast and Catchments Officer has reviewed the proposed development and no concerns were raised with recommended relevant conditions. Subject to compliance with the conditions detailed within the recommendation of this report, Council, as the consent authority, has considered the matters as prescribed in the above Clause and can be satisfied that the proposed development adheres to these matters.

Division 5 General

2.12 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the

consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

Comment:

The proposed development is unlikely to increase the risk of coastal hazards.

As such, it is considered that the application complies with the requirements of Chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential 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 sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

Pittwater Local Environmental Plan 2014

Is the development permissible?	Zone C4 : Yes Zone W1 : Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Zone C4 : Yes Zone W1 : Yes

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	4.0m*	0.86m	N/A	Yes

*Note: Height of buildings is measured from 1.17 AHD which is the Highest Astronomical Tide where the structure is located behind the MHWL.

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
2.5 Additional permitted uses for particular land	Yes
4.3 Height of buildings	Yes
5.7 Development below mean high water mark	Yes
7.1 Acid sulfate soils	Yes
7.2 Earthworks	Yes
7.6 Biodiversity protection	Yes
7.7 Geotechnical hazards	Yes
7.8 Limited development on foreshore area	Yes
7.10 Essential services	Yes

Detailed Assessment

2.5 Additional permitted uses for particular land

Schedule 1 Additional permitted uses of *Pittwater Local Environmental Plan 2014* the following applies:

23 Use of certain land in Zone W1 Natural Waterways

This clause applies to land identified as "Area 23" on the Additional Permitted Uses Map.

- (1)
- (2) Development for the purposes of boat sheds, jetties or water recreation structures is permitted with development consent.

Comment:

The majority of the proposed development is sited within the W1 Natural Waterways zone, therefore Area 23 of the PLEP 2014 Additional permitted uses applies. In this instance, the proposed shared jetty, and water recreation structures, are permissible within the W1 Natural Waterways zone, with consent.

Zone W1 Natural Waterways

The majority of the proposed development is located within W1 Natural Waterways zone. However, as detailed in the above section '**Additional permitted uses for particular land**', "Area 23" applies to the land seaward of the MWHM from both subject sites.

Therefore, the extent of the proposed works within W1 Natural Waterways are permitted, with consent.

7.1 Acid sulfate soils

Clause 7.1 - 'Acid sulfate soils' requires Council to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. In this regard, development consent is required for the carrying out of works described on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

The subject sites are located in the following areas, as indicated on Council's Acid Sulfate Soils Planning Map:

Class 1

- Any works within a Class 1 acid sulfate soil area are required to be assessed to determine if any impact will occur.

Class 2

- Works below the natural ground surface and/or works by which the watertable is likely to be lowered within a Class 2 acid sulfate soil area are required to be assessed to determine if any impact will occur.

Class 5

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land is required to be assessed to determine if any impact will occur.

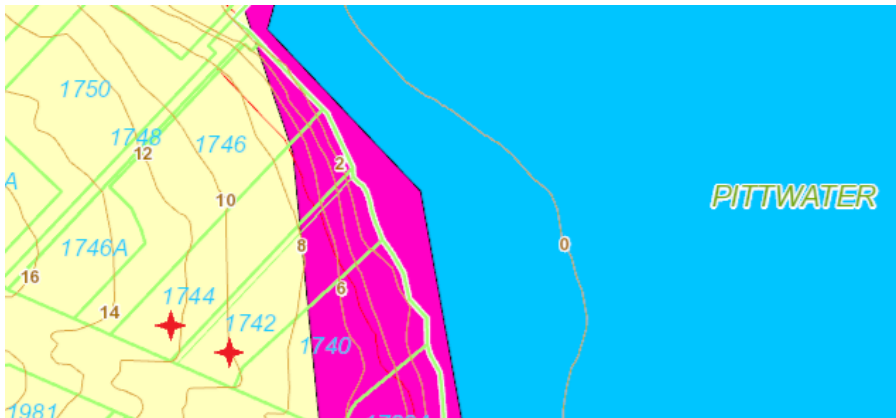


Figure 1. Pittwater Acid Sulfate Soils mapping, subject sites indicated by red annotations.

The proposed development requires driven piles into the foundation which, according to the Geotechnical Report prepared by White Geotechnical Group dated 30 May 2023, does not require excavation. An Acid Sulfate Soil Assessment, in this particular instance, is not required to be prepared.

The Geotechnical Report was referred to Council's Environmental Health Officer who concurred with the findings and imposed a condition which requires the applicant to notify the Principal Certifier of any new evidence of the presence of acid sulfate soils.

This condition and the recommendations made in the Geotechnical Report have been included in the recommendation of this report.

7.2 Earthworks

The objective of Clause 6.2 - 'Earthworks' requires development to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

In this regard, before granting development consent for earthworks, Council must consider the following matters:

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development

Comment:

The proposal is unlikely to unreasonably disrupt existing drainage patterns and soil stability in the locality.

(b) the effect of the proposed development on the likely future use or redevelopment of the land

Comment:

The proposal will not unreasonably limit the likely future use or redevelopment of the land.

(c) the quality of the fill or the soil to be excavated, or both

Comment:

As detailed within the Geotechnical Report, the method of drive piles does not require excavation.

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties

Comment:

The proposed development will not result in unreasonable amenity impacts on adjoining properties. Conditions have been included in the recommendation of this report to limit impacts during construction.

(e) the source of any fill material and the destination of any excavated material

Comment:

As detailed within the Geotechnical Report, the method of drive piles does not require excavation.

(f) the likelihood of disturbing relics

Comment:

The development was referred to the Aboriginal Heritage Office who provided comments and conditions that have been included in the consent.

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area

Comment:

The subject sites are located on Pittwater Waterway, with the proposed development being predominantly seaward of the mean high water mark. The proposed development has been referred to Council's Environmental Health (Acid Sulfate) Officer, Landscape Officer, Bushland and Biodiversity Officer, Riparian Lands and Creeks Officer and Coast and Catchments Officer - none of whom raised concern regarding the proposal, subject to recommended conditions. Compliance with these recommended conditions will ensure that there are no unreasonable impacts upon the waterway and environmentally sensitive area.

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Comment:

Conditions are included in the recommendation of this report that will minimise the impacts of the development.

(i) the proximity to and potential for adverse impacts on any heritage item, archaeological site or heritage conservation area.

Comment:

The site is not a heritage item, in the vicinity of a heritage item or in a conservation area or archaeological site.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the aims and objectives of PLEP 2014, Pittwater 21 DCP and the objectives specified in s.5(a)(i)

and (ii) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

7.8 Limited development on foreshore area

Under Clause 7.8 Limited Development on Foreshore Area, development consent must not be granted for development on land in the foreshore area except for the following purposes:

- *the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, but only if the development will not result in the footprint of the building extending further into the foreshore area,*
- *boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*

Comment:

The proposed development is for a jetty and waterway access stairs. A small portion of the jetty and access stairs are located within the foreshore area of the subject sites. As such, the proposed development is permissible. However, the majority of the proposed shared jetty is located seaward of the Mean High Water Mark (MHWM).

Development consent must not be granted under this clause unless the consent authority is satisfied that:

- *the development will contribute to achieving the objectives for the zone in which the land is located, and*
- *the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*
- *the development will not cause environmental harm such as:*
 - *pollution or siltation of the waterway, or*
 - *an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
 - *an adverse effect on drainage patterns, or*
 - *the removal or disturbance of remnant riparian vegetation, and*
- *the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*
- *opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and*
- *any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and*
- *in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and*
- *sea level rise, coastal erosion and recession, or change of flooding patterns as a result of climate change have been considered.*

Comment:

The portion of the proposed development within the foreshore area is consistent with the objectives of the C4 Environmental Living zone. The appearance of the waterway access steps and the small portion of the jetty is compatible with the surrounding area. The proposed development will not cause environmental harm in relation to pollution, siltation, surrounding uses, marine habitat, wetland areas,

flora or fauna habitats, drainage patterns or remnant riparian vegetation. The proposed development will not cause congestion or generate conflict between people using the adjacent open space or waterway. The proposed development retains public access along the foreshore. The proposed development will not result in adverse impacts to any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land. The proposed development will not have an adverse impact on the amenity or aesthetic appearance of the foreshore. The proposed development will not impact upon sea level rise, coastal erosion or recession, or change flooding patterns.

In deciding whether to grant consent for development in the foreshore area, the consent authority must consider whether and to what extent the development would encourage the following:

- *continuous public access to and along the foreshore through or adjacent to the proposed development,*
- *public access to link with existing or proposed open space,*
- *public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land,*
- *public access to be located above mean high water mark,*
- *the reinforcing of the foreshore character and respect for existing environmental conditions.*

Comment:

The proposed development will retain continuous public access to and along the foreshore. The proposed development does not impact upon any public access. The proposed development is acceptable in relation to the foreshore character and the existing environmental conditions.

Pittwater 21 Development Control Plan

Built Form Controls

There are no built form controls that are relevant to the proposed development.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.4 Church Point and Bayview Locality	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B3.1 Landslip Hazard	Yes	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Yes	Yes
B3.7 Estuarine Hazard - Low density residential	Yes	Yes
B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community	Yes	Yes
B4.15 Saltmarsh Endangered Ecological Community	Yes	Yes
B4.16 Seagrass Conservation	Yes	Yes
B4.19 Estuarine Habitat	Yes	Yes
B5.13 Development on Waterfront Land	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
B8.4 Construction and Demolition - Site Fencing and Security	Yes	Yes
C1.13 Pollution Control	Yes	Yes
D4.1 Character as viewed from a public place	Yes	Yes
D4.3 Building colours and materials	Yes	Yes
D4.14 Scenic Protection Category One Areas	Yes	Yes
D15.12 Development seaward of mean high water mark	Yes	Yes
D15.13 Lateral limits to development seaward of mean high water mark	Yes	Yes
D15.14 Minimum frontage for waterfront development	Yes	Yes
D15.15 Waterfront development	Yes	Yes

Detailed Assessment

D4.3 Building colours and materials

A colour schedule has not been provided. However, the proposed plans indicate that the jetty will be constructed with timber, which is satisfactory.

D15.12 Development seaward of mean high water mark

This control stipulates that only structures associated either with the accommodation, servicing or provision of access to boats shall be permitted seaward of mean high water mark.

Comment:

The proposal includes a jetty and waterway access steps. The jetty is seaward of the mean high water mark, and will provide access to and from boats to private properties (being 1742 and 1744 Pittwater Road, Bayview). In this instance, the proposal is compliant with this requirement. The proposal includes a referral response from Department of Primary Industries Fisheries, which supports the proposed development. The referral from the Department of Primary Industries Fisheries has been included within the recommendations of this report.

D15.13 Lateral limits to development seaward of mean high water mark

Due to the shared nature of the proposed jetty, the location of the jetty is sited along the lateral line between 1742 and 1744 Pittwater Road, as indicated in the figure below.

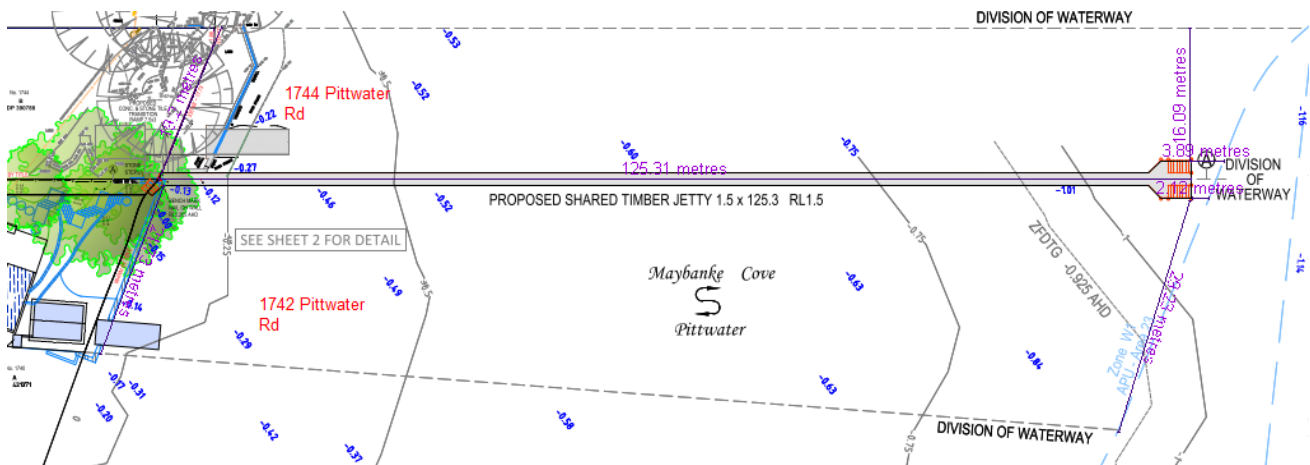


Figure 1. Location of proposed jetty.

This control requires waterfront development to be setback a minimum of 2.0 metres along the full length of the lateral limit lines to development to minimise conflict and the possibility of inaccurate location of structures during construction. Additionally, this control stipulates that this setback requirement may be varied where shared facilities are proposed where the adjoining property will benefit from the shared facility.

While the proposed jetty will be shared between 1742 and 1744 Pittwater Road, Bayview, the proposed lateral limits achieve compliance with this requirement to the outermost lateral limit lines. And due to the shared nature of the jetty, the non-compliance to the innermost lateral limit lines can be supported on its merits.

D15.14 Minimum frontage for waterfront development

This control stipulates that, where an existing allotment has a water frontage of less than 15.0 metres, limited development such as a jetty, ramp and pontoon will generally only be permitted. Multiple facilities below mean high water mark (i.e. boatsheds, jetty and slipway etc.) will not be permitted. Facilities should be shared with neighbouring waterfront properties to minimise the density and visual impact of foreshore development. Where individual facilities are desired, the applicant must demonstrate, to the satisfaction of Council, that shared facilities are not appropriate and that the objectives of this part would not be compromised.

The use of shared boating structures is encouraged for all land, particularly confined embayments and/or embayments characterised by shallow water.

Comment:

As detailed throughout this report, the proposed development seeks consent to construct a shared jetty between 1742 and 1744 Pittwater Road, Bayview, and seeks only to construct one (1) waterway structure. The properties, as existing, have individual boatsheds (both of which are sited landward of the MHW) and mesh ramps (both of which are located seaward of the MHW). The subject sites, in totality, have a water frontage of 42.53 metres. Therefore, as the existing allotments have a water frontage of more than 15.0 metres, it is considered that multiple facilities below the mean high water mark are acceptable. The proposed shared facilities are preferred over two (2) individual jetties services the allotments, which would be an appropriate development.

D15.15 Waterfront development

Detailed description

a) Jetties, Ramps and Pontoons

The proposed jetty generally achieves compliance with the requirements as stipulated within this control.

The following is noted against the requirements: no handrails are proposed:

- the minimum depth at the end of the jetty achieves 600mm below the mean low tide;
- the jetty will be greater in length than those surrounding jetties as a result of the shallow nature of the land seaward of the Mean High Water Mark (MHW) at low tide. Notwithstanding, correspondence from Transport for NSW states that the proposed jetty does not result in navigational concerns;
- the shape of the proposed jetty is not 'L' or 'T', the proposed sea steps align with the jetty and does not protrude at right angles from the end of the jetty;
- no additional structures above the finished surface of the jetty are proposed;
- no gates or like devices are proposed on the finished level of the jetty, thus ensuring public access around the foreshore is not obstructed;
- the proposed jetty is supported by piles;
- the proposed finished level of the jetty deck is sited at 1.57 metre AHD, which presents a variation of 4.6%;
- the materials proposed are timber, however a condition will be recommended to ensure the timber is not treated wood;
- Council's Riparian Lands and Creeks Officer and Coast and Catchments Officer has reviewed the proposed development and no concerns have been raised regarding the location of the jetty over seagrass;
- no pontoon is proposed.

Diagram 2A: Design Guidelines for Conventional Jetty, Ramp and Pontoon Structure - Elevation View

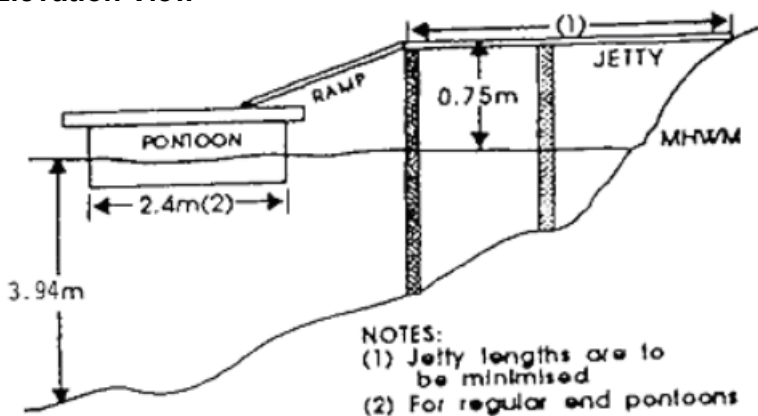
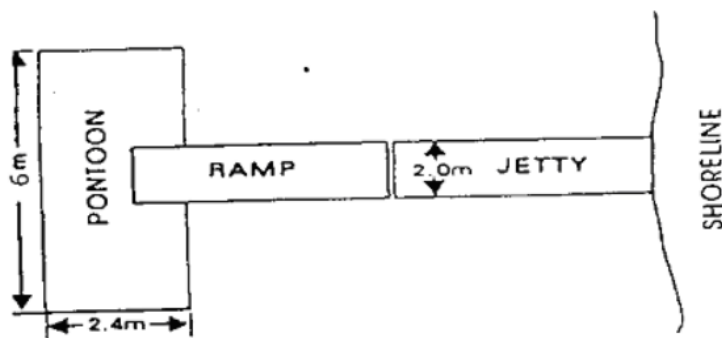


Diagram 2B: Design Guidelines for Conventional Jetty, Ramp and Pontoon Structure - Plan View



As detailed within the above diagrams, the length of the jetty should be minimised and have a maximum width of 2.0 metres. The proposed length of the jetty is 125.3 metres - this is to ensure the berthing point at the end of the jetty is not affected by the shallow nature of the land seaward of the MHW at low tide. It is noted that the proposal was referred to Transport for NSW, who raised no concern regarding the length of the jetty, noting that there are no navigational concerns. The proposed width of the jetty is 1.48 metres, which is less than the maximum 2.0 metres.

Merit consideration

- *Waterfront development does not have an adverse impact on the water quality and estuarine habitat of Pittwater. (En)*

Comment:

The development application was referred to Department of Primary Industries (Fisheries) with no objection raised subject to conditions. Further, this application was referred to the following internal referrals within Council relevant to the waterway: Riparian Lands and Creeks Officer, Riparian Lands and Creeks Officer and the Environmental Health (Acid Sulfate) Officer - none of whom raised concerns regarding the proposal, subject to recommended conditions. In this instance, the proposed development is unlikely to result in unreasonable impacts upon the water quality and the estuarine habitat found in Pittwater.

- *Public access along the foreshore is not restricted. (S)*

Comment:

The proposed development will continue to facilitate public access along the foreshore area in that no gates or obstructions at the entry points of the jetty are proposed.

- *Waterfront development does not encroach on navigation channels or adversely affect the use of ferries and service vessels or use of the waterway by adjoining landowners. (S, Ec)*

Comment:

The proposed development has been referred to Transport for NSW, who provided comment that the site was inspected and the local Boating Safety Officer is satisfied that the proposal does not generate navigational concerns.

- *Structures blend with the natural environment. (S)*

Comment:

The proposed jetty will be constructed of timber materials. There is no indication within the supporting documentation that the timber will be painted any colour that could be inconsistent with the natural environment. In this instance, to ensure the proposed structure blends with the

natural environment, a condition has been recommended to ensure the natural timber is retained in perpetuity and shall not be painted.

- *Structures are not detrimental to the visual quality, water quality or estuarine habitat of the Pittwater Waterway. (En, S)*

Comment:

As detailed above, this application was referred to the following internal referrals within Council relevant to the waterway: Riparian Lands and Creeks Officer, Riparian Lands and Creeks Officer and the Environmental Health (Acid Sulfate) Officer - none of whom raised concerns regarding the proposal, subject to recommended conditions. In this instance, the proposed development is unlikely to result in unreasonable impacts upon the water quality and the estuarine habitat found in Pittwater.

- *To promote a mix of commercial waterfront development for the accommodation of boats, their repair and maintenance, and for organised waterfront development. (Ec)*

Comment:

The proposed shared jetty is to service two (2) residential allotments. Therefore, this objective is not relevant to the subject site.

- *Waterfront development which does not comply with the outcomes of this clause are removed. (En, S, Ec)*

Comment:

As detailed above, the proposed development achieves the underlying outcomes of this control and is considered to be commensurate with other waterfront development. Therefore, the proposed jetty is acceptable.

Having regard to the above assessments, it is concluded that the proposed development is consistent with the relevant outcomes of the P21DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect 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

Northern Beaches Section 7.12 Contributions Plan 2022

The proposal is subject to the application of Northern Beaches Section 7.12 Contributions Plan 2022.

A monetary contribution of \$2,745 is required for the provision of new and augmented public infrastructure. The contribution is calculated as 1% of the total development cost of \$274,450.

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 2021;
- All relevant and draft Environmental Planning Instruments;
- Pittwater Local Environment Plan;
- Pittwater 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 DA2023/0721 for Alterations and Additions - Construction of a jetty, stairs and associated works on land at Lot E DP 404485, 1742 Pittwater Road, BAYVIEW, Lot 4 DP 455969, 1742 Pittwater Road, BAYVIEW, Lot LIC 627828, 1742 Pittwater Road, BAYVIEW, Lot B DP 390788, 1744 Pittwater Road, BAYVIEW, Lot PO 164136, 1744 Pittwater Road, BAYVIEW, subject to the conditions printed below:

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance with the endorsed stamped plans and

documentation listed below, except as amended by any other condition of consent:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Sheet 1 of 3 Issue A	27 October 2021	SDG Pty Ltd
Sheet 2 of 3 Issue A	27 October 2021	SDG Pty Ltd
Sheet 3 of 3 Issue A	27 October 2021	SDG Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Assessment & Tree Protection Plan	2 February 2022	Tree Survey
Land Owners Consent: LOC No: 636952	16 February 2023	NSW Department of Planning and Environment - Crown Lands
Geotechnical Investigation (Ref: J4921)	30 May 2023	White Geotechnical Group
Aquatic Ecology Assessment	23 February 2022	Marine Pollution Research Pty Ltd

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/Title.	Dated	Prepared By
Waste Management Plan	21 April 2023	Gregory Stevens

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.

2. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Aboriginal Heritage Office	Referral: Aboriginal Heritage Office - 1742 Pittwater Road Bayview - 1744 Pittwater Road Bayview	27 June 2023

Department of Primary Industries - Fisheries	Report - DPI Fisheries Letter	5 June 2022
Transport for NSW	Report - Transport for NSW Letter	28 January 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

3. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifier for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

- (d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
 - (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
 - (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

4. **No Approval for Boatshed, Mesh Ramp and Seawall Replacement**

No approval is granted, or implied, under this Development Consent for the following works sited on *1744 Pittwater Road, Bayview (Lot B DP 390788)*:

- Boatshed
- Mesh Ramp
- Seawall replacement

Reason: To ensure compliance with the terms of this consent.

5. **General Requirements**

- (a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of an Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area

affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$250,000. The Long Service Levy is calculated on 0.25% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.), on the land to be developed, or within adjoining properties, shall be removed or damaged during excavation or construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
 - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

- (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2018
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
- (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
 - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

FEES / CHARGES / CONTRIBUTIONS

6. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$2,744.50 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan (as amended).

The monetary contribution is based on a development cost of \$274,450.00.

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

7. **Security Bond**

A bond (determined from cost of works) of \$2,000 and an inspection fee in accordance with Council's Fees and Charges paid as security are required 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, and details demonstrating payment are to be submitted to the Certifier 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).

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

BUILDING WORK – BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

8. **No Clearing of Vegetation**

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

9. **Construction Environment Management Plan**

A Construction Environmental Management Plan (CEMP) must be prepared in accordance with the environmental risks and mitigation methods identified in the Aquatic Ecology Assessment prepared by Marine Pollution Research Pty Ltd and must be kept in the site office. The CEMP must address all the recommendations in the Aquatic Ecology Assessment and appropriately manage invasive species if present (e.g. *Caulerpa taxifolia*).

An induction plan for site personnel must be prepared and implemented that addresses the CEMP. Induction records must be maintained and available onsite at all times.

The CEMP and site induction plan must be submitted to the Principal Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect native vegetation, wildlife, habitats and receiving waterways.

10. **Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into

the construction plans.

Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Certifier.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of a Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

11. Boundary Identification Survey

A boundary identification survey, prepared by a Registered Surveyor, is to be prepared in respect of the subject site.

The plans submitted for the Construction Certificate are to accurately reflect the property boundaries as shown on the boundary identification survey, with setbacks between the property boundaries and the approved works consistent with those nominated on the Approved Plans of this consent.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of any Construction Certificate.

Reason: To ensure all approved works are constructed within the subject site and in a manner anticipated by the development consent.

12. Estuarine Hazard Design Requirements

All development or activities must be designed and constructed such that they will not increase the level of risk from estuarine processes for any people, assets or infrastructure in surrounding properties; they will not adversely affect estuarine processes; they will not be adversely affected by estuarine processes.

Reason: To minimise risks associated with coastal hazards for development in an estuarine environment.

13. Compliance with Aquatic Ecology Assessment Report

The development is to comply with all recommendations of the approved Aquatic Ecology Assessment prepared by Marine Pollution Research Pty Ltd, dated 23 February 2022 and these recommendations are to be incorporated into construction plans and specifications and maintained throughout the construction period of the development. Details demonstrating compliance must be submitted to the Certifier for approval prior to the release of the Construction Certificate.

Reason: To minimise potential harm and damage to estuarine habitat.

14. Engineers Certification of Plans

The structural design and specification for the development shall be prepared by and each plan/sheet signed by, a registered professional civil or structural engineer with chartered professional status (CP Eng) who has an appropriate level of professional indemnity insurance, and must be submitted to the Certifier for approval prior to the release of the Construction Certificate.

Reason: To ensure structural engineering design is prepared and certified by an appropriately

qualified professional.

15. Lawful Authority to Use and Occupy Crown Land or Waterway

An executed licence agreement from the relevant NSW government agency governing the use and occupation of Crown land is required to be obtained by the development proponents for 1742 and 1744 Pittwater Road, Bayview for the shared development proposal. Details demonstrating compliance must be submitted to the Certifier for approval prior to the release of the Construction Certificate.

Reason: To ensure that lawful authority under the Crown Land Management Act 2016 to use and occupy Crown land or waterway is obtained before construction commences.

16. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

DURING BUILDING WORK

17. Requirement to notify about new Acid Sulfate Soils evidence

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifier and a report be obtained from a suitably qualified person. Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.

18. Protection of Rock and Sites of Significance

a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

b) Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office contacted to assess the finds.

c) Under Section 89a of the NPW Act should the objects be found to be Aboriginal, NSW Biodiversity and Conservation Division, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.

Reason: Preservation of significant environmental features.

19. Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees within the site,
- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture,
- iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist/Project Arborist to the Principal Certifier,
- viii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS4970-2009 Protection of trees on development sites,
- ix) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- xi) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken and certified by an Arborist/Project Arborist as compliant to AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

Reason: Tree and vegetation protection.

20. Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

21. Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

22. Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with the Aquatic Ecology Assessment prepared by Marine Pollution Research Pty Ltd, and the CEMP prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, or storm events, and shall remain in proper operation until all development activities have been completed.

Reason: To protect the aquatic environment.

23. Aquatic environment protection

Environmental safeguards are to be used during construction to protect the aquatic environment. Appropriate methods must be installed and secured to ensure damage to the aquatic environment is minimised. Actions and recommendations of the aquatic ecology report must be followed.

Reason: To protect the aquatic environment.

24. Use of equipment and vessels in the vicinity of seagrass

No equipment is to be placed on any seagrass beds or other sensitive sediment habitats as discussed in the Aquatic Ecology Assessment prepared by Marine Pollution Pty Ltd .

Inshore infrastructure for mooring vessels and plant must be used where suitable. Where mooring lines or cables are required, they shall be suitably buoyed prior to laying and kept buoyed once laid to prevent cable drag or swing damage (scalping). Where this is impractical, contractors should use a floating rope. See recommendation in the Aquatic Ecology Assessment prepared by Marine Pollution Pty Ltd and CEMP.

Vessels must have adequate clearance over seagrass beds, including allowance for tidal movement, swell/wind wave heights and vessel propulsion.

Reason: Protection of seagrass.

25. Geotechnical Requirements

All recommendations (if any) included in the Geotechnical Report referenced in Condition 1 of this consent are required to be complied with during works.

Reason: To ensure geotechnical risk is mitigated appropriately.

26. Waste Management During Development

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

Details demonstrating compliance must be submitted to the Principal Certifier.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

27. Stockpiling materials

During construction, all material associated with works is to be contained at source, covered and must be within the construction area. All material is to be removed off site and disposed of according to the Waste Management Plan and applicable regulations. The property is to be kept clean and any building debris removed as frequently as required to ensure no debris enters receiving waters.

Reason: To ensure pollution control measures are effective to protect the aquatic habitats within receiving waters throughout the construction period.

28. Aboriginal Heritage

If in undertaking excavations or works any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Northern Beaches Council, and the Cultural Heritage Division of the Department of Planning and Environment.

Any work to a site that is discovered to be the location of an Aboriginal object, within the meaning of the National Parks and Wildlife Act 1974, requires a permit from the Director of the Department of Planning and Environment.

Reason: Aboriginal Heritage Protection.

BEFORE ISSUE OF THE OCCUPATION CERTIFICATE

29. No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

30. Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

31. Waste Management Confirmation

Prior to the issue of an Occupation Certificate, evidence / documentation must be submitted to the Principal Certifier that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

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

32. Geotechnical Recommendations

Any ongoing recommendations of the risk assessment required to manage the hazards identified in the Geotechnical Report referenced in Condition 1 of this consent are to be maintained and adhered to for the life of the development.

Reason: To ensure geotechnical risk is mitigated appropriately.

33. General Foreshore Matters

Unless in accordance with the approved works the Consent holder must ensure that:

- a) no materials or cleared vegetation that may obstruct flow or cause damage to the foreshore are left within the coastal foreshore area,
- b) all drainage works must not obstruct flow of water within the coastal waters. Drain discharge points are stabilised to prevent erosion. Any excavation must not result in diversion of any stormwater that may cause foreshore bank instability or damage to native vegetation,
- c) the foreshore is graded to enable the unimpeded flow of surface runoff and properly designed retaining structures result in stable foreshore banks,
- d) any vegetation or other material removed from the area of operations shall be disposed of lawfully. Burning of the material is not permitted,
- e) the foreshore is to function as a natural ecological system and as such, all works, including but not limited to access, service easements, stormwater drainage and landscaping are to be located landward of the foreshore other than as provided by the consent.

Reason: Environmental protection, enhancement and maintenance of the foreshore.

34. Construction works not to damage seagrass beds or inshore habitats

Construction shall be managed in accordance with all measures recommended in the Aquatic Ecology Assessment Report prepared by Marine Pollution Research Pty Ltd, dated 23 February 2022 and must comply with any requirements, permits and control measures recommended by the Department of Primary Industries - Fisheries to minimise the impacts from construction and operation of the asset.

Reason: Protection of estuarine habitat.

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

Signed



Megan Surtees, Planner

The application is determined on 24/08/2023, under the delegated authority of:



Adam Richardson, Manager Development Assessments