

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	DA2017/1102
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<b>Responsible Officer:</b>	Catriona Shirley
<b>Land to be developed (Address):</b>	Lot 4 DP 12600, Pittwater Road NARRABEEN NSW 2101
<b>Proposed Development:</b>	Use of Premises as a restaurant/cafe
<b>Zoning:</b>	Warringah LEP2011 - Land zoned B2 Local Centre
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Joy Hagigeorgiou Amanda Hagigeorgiou
<b>Applicant:</b>	Joy Adam

<b>Application lodged:</b>	13/11/2017
<b>Integrated Development:</b>	Yes
<b>Concurrence Required:</b>	No
<b>State Reporting Category:</b>	Commercial/Retail/Office
<b>Notified:</b>	24/11/2017 to 11/01/2018
<b>Advertised:</b>	25/11/2017
<b>Submissions Received:</b>	2
<b>Recommendation:</b>	Approval

<b>Estimated Cost of Works:</b>	\$ 110,000.00
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### ASSESSMENT INTRODUCTION

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

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant

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

## SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - B6 Merit Assessment of Side Boundary Setbacks

Warringah Development Control Plan - B10 Merit assessment of rear boundary setbacks

Warringah Development Control Plan - C3 Parking Facilities

Warringah Development Control Plan - C9 Waste Management

Warringah Development Control Plan - D3 Noise

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 4 DP 12600 , Pittwater Road NARRABEEN NSW 2101
<b>Detailed Site Description:</b>	<p>The subject property is legally described as Lot 4, DP 12600, No. 1425 Pittwater Road, Narrabeen. The property is split into 2 tenancies with the subject application relating to Shop 1.</p> <p>The subject site is located within the Narrabeen retail/commercial precinct located on Pittwater Road with Narrabeen Lagoon located to the west.</p> <p>The surrounding development consists of similar commercial and shop top housing buildings on both sides of Pittwater Road.</p> <p>The land is flood prone, due to its proximity to Narrabeen Lagoon.</p> <p>The subject property is located at ground floor level of an existing two storey mixed use development incorporating two shops at ground level and 2 apartments above.</p> <p>There is no off street car parking available given the existing building configuration.</p>

Map:



## SITE HISTORY

A search of Council's records has revealed the following:

Application DA2002/284 for Use of premises as a Fast Food Take Away was determined by Council on the 23/04/2002.

## PROPOSED DEVELOPMENT IN DETAIL

The application seeks development consent for a change of use from a take away food and drink premise to a restaurant and cafe at Shop 1, 1425 Pittwater Road, Narrabeen.

The application consists of a change of use, building alterations, signage and the creation of a rear outdoor dining space at the premises.

### Operation

The premise is proposed to be used as a restaurant/cafe.

The seating capacity will be 113 patrons.

- The indoor seating provision will be 43 seats, and the outdoor seating will be 70 seats.

The trading hours are proposed to be Monday to Sunday 7.00am to 10.00pm.

The staffing arrangements are proposed to be 2-4 employees onsite at any one time.

Deliveries are expected to be 1-2 times a day, approximately three times a week.

Waste removal will be contracted to a commercial waste provider. A bin/waste storage area is provided.

### Building alterations

The building alterations include the following;

- Internal fitout including new bathrooms, new kitchen and servery, new bar area, new internal seating area, new alfresco outdoor seating area, new roofing.

Parking

There is no parking proposed as part of this development.

Signage

No signage is proposed as part of this development.

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

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

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

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 50(1A)</u> of the EP&amp;A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&amp;A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No additional information was requested.</p> <p><u>Clause 92</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&amp;A Regulation 2000 requires</p>

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

## EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

## NOTIFICATION & SUBMISSIONS RECEIVED

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

As a result of the public exhibition process council is in receipt of 2 submission/s from:

Name:	Address:
John Adam	1427 Pittwater Road NARRABEEN NSW 2101
Natasha Menounis	1427 Pittwater Road NARRABEEN NSW 2101

Two submissions were received that detailed their support for the proposed change of use and additions. Both submissions detailed that a restaurant/cafe would improve the area and provide a improved service to the pedestrians and cyclists that use the area.

**MEDIATION**

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

**REFERRALS**

Internal Referral Body	Comments																
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.</p> <p><i>Note: The proposed development may not comply with some requirements of the BCA. In particular toilet facilities proposed should be reviewed against part F2, Vol 1 of the BCA should be reviewed. Issues such as this however may be determined at Construction Certificate stage.</i></p>																
Development Engineers	No development engineering objections are raised. Proposal is acceptable subject to conditions.																
Environmental Health (Acid Sulphate)	<table border="1"> <tbody> <tr> <td>Was sufficient documentation provided appropriate for referral?</td> <td>YES</td> </tr> <tr> <td>Are the reports undertaken by a suitably qualified consultant?</td> <td>YES</td> </tr> <tr> <td>What class is the site in on the WLEP2011 Acid Sulfate Soils Map?</td> <td>Class 3</td> </tr> <tr> <td>Is there risk of acid sulfate soil disturbance?</td> <td>NO</td> </tr> <tr> <td>Will the excavations exceed the depth determined in the risk map?</td> <td>NO</td> </tr> <tr> <td>Does the report adequately address acid sulfate risk mitigation?</td> <td>YES</td> </tr> <tr> <td>Have you considered disposal of water during excavation, pump out etc.</td> <td>YES</td> </tr> <tr> <td>Have you considered disposal of contaminated soil.</td> <td>YES</td> </tr> </tbody> </table>	Was sufficient documentation provided appropriate for referral?	YES	Are the reports undertaken by a suitably qualified consultant?	YES	What class is the site in on the WLEP2011 Acid Sulfate Soils Map?	Class 3	Is there risk of acid sulfate soil disturbance?	NO	Will the excavations exceed the depth determined in the risk map?	NO	Does the report adequately address acid sulfate risk mitigation?	YES	Have you considered disposal of water during excavation, pump out etc.	YES	Have you considered disposal of contaminated soil.	YES
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Have you considered disposal of contaminated soil.	YES																

Internal Referral Body	Comments	
	<b>General Comments</b> Acid Sulphate was not the only Environmental Health Issue here	
	<b>Recommendation</b>	APPROVAL - subject to conditions
	Comments completed by: James Montgomery  Date: 20/11/2017	
Environmental Health (Industrial)	Is the proposal for an industrial use?	YES
	Was sufficient documentation provided appropriate for referral?	YES
	Are the reports undertaken by a suitably qualified consultant?	N/A
	Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES
	Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
	If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A
	<b>General Comments</b>  Recommended standard noise conditions	
	<b>Recommendation</b>	APPROVAL - subject to conditions
	Comments completed by: James Montgomery  Date: 18/1/18	
Environmental Health (Food Premises, Skin Pen.)	Was sufficient documentation provided appropriate for referral?	YES

Internal Referral Body	Comments	
	Are the reports undertaken by a suitably qualified consultant?	YES
	<p>Have you considered the following?</p> <ul style="list-style-type: none"> <li>• Review Statement of Environmental Effects, consider ongoing use: <ul style="list-style-type: none"> <li>- Food Premises, use AS 4674 and Food Standards Code and BCA (re ventilation and toilets). Consider location of mechanical ventilation (AS 1668) and grease traps</li> <li>- Backpackers/Boarding House, use Public Health Act and Local Gov Regulations and BCA.</li> <li>- Mortuary, use Local Gov Regulations</li> <li>- Skin penetration acupuncture, tattoo, beauty salon, use Local Gov Regulations</li> <li>- Public pool, use Public Health Act</li> <li>- Childcare, use AS 4674 (kitchen) and BCA toilets</li> </ul> </li> <li>• Consider waste disposal. All new food shops should have waste stored in rooms.</li> <li>• Consider impact of noise, hours of operation, outdoor seating, location of equipment, times of deliveries, noise management plans, acoustic reports etc.</li> <li>• Shop top housing must have separate waste storage for residential and commercial. EH&amp;P don't look at residential waste areas or collection.</li> </ul>	
	<p><b>General Comments</b></p> <p>recommended conditions on other referral</p>	
	<p><b>Recommendation</b></p>	<p>APPROVAL - subject to conditions</p>
	<p>Comments completed by: James Montgomery</p> <p>Date: 20/11/17</p>	
Natural Environment (Biodiversity)	Council's natural environment, biodiversity section raise no objections to the proposal.	
Natural Environment (Coastal)	No objection as the proposed development in not impacted by coastal processes.	
Natural Environment (Flood)	The proposal is for a shop fitout, including minor improvements to the	



Internal Referral Body	Comments
	<p>toilets internally as well as creation of an alfresco dining space at the rear which would involve extension of the concrete slab and a roof over.</p> <p>It is not considered to increase flood risk, and generally complies with the DCP and LEP.</p> <p>Supported subject to conditions.</p>
Natural Environment (Riparian Lands/Creeks)	No objection to the proposed development with no conditions recommended.
Parks, reserves, beaches, foreshore	<p>Under the DCP, lot 1425 falls under the category of 'merit assessment' for its rear boundary setback.</p> <p>The current proposed plans show the 1:14 ramp being constructed to the lot boundary, resulting in a 1 metre gap between the ramp and the corner of the shared path. Utilising the merit assessment clause of the DCP, it would be preferable if the distance between the corner of the ramp and the path was extended to 2 metres to allow for additional clearance from the public thoroughfare.</p> <p>The distance to the path of the adjacent building on HN1425 have been measured using satellite imagery, and the distance was found to be greater than 2 metres from various points along the rear of the development. Therefore this request for additional clearance to the path is in keeping with the adjoining development. Therefore there is no objection subject to conditions.</p>
Traffic Engineer	<p>The proposed restaurant with the capacity of 110 to 120 seats will require the provision of 40 parking spaces, this is whilst no parking spaces is provided within the site. The responsible development assessment officer should consider the significant parking shortfall for the proposed use taking into account the cumulative impact of parking shortfall from other uses approved in this vicinity in the past as well as potential future applications.</p> <p>Traffic raise no objection to the proposal subject to the Development Assessment Officer to consider the parking shortfall.</p>
Waste Officer	Waste Services has no issues with the application.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.
NSW Rural Fire Service – local branch (s79BA EPAA)	The NSW Rural Fire service had no objections and/or conditions for the proposed change of use as detailed in their response dated 4 December 2017.
Integrated Development – NSW Office of Water - Department of Primary Industries (Controlled Activity Approval for works within	The proposal was referred to Water NSW - Department of Primary Industries. No response has been received within the 28 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

External Referral Body	Comments
40m of watercourse)	

### **ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)\***

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

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

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

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

#### **SEPP 55 - Remediation of Land**

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

#### **SEPP (Infrastructure) 2007**

##### Ausgrid

Clause 45 of the SEPP 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.

## Warringah Local Environmental Plan 2011

Is the development permissible?	Zone B2 : Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

### Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	11m	2.9m	N/A	Yes

### Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	Yes
5.5 Development within the coastal zone	Yes
5.8 Conversion of fire alarms	Yes
6.3 Flood planning	Yes

## Warringah Development Control Plan

### Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B2 Number of storeys	3	No change	N/A	N/A
B5 Side Boundary Setbacks	Merit - North	0.0m -Existing	N/A	N/A
	Merit - South	0.0m - Existing	N/A	N/A
B7 Front Boundary Setback	Merit	Ground Floor will maintain street frontage	N/A	N/A
B9 Rear Boundary Setbacks	Merit	0.0m - 2m	N/A	N/A

### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B2 Number of Storeys	Yes	Yes
B6 Merit Assessment of Side Boundary Setbacks	Yes	Yes
B10 Merit assessment of rear boundary setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
C3 Parking Facilities	No	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D3 Noise	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E8 Waterways and Riparian Lands	Yes	Yes
E11 Flood Prone Land	Yes	Yes
F1 Local and Neighbourhood Centres	Yes	Yes

### Detailed Assessment

#### **B6 Merit Assessment of Side Boundary Setbacks**

##### Merit consideration:

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

- *To provide ample opportunities for deep soil landscape areas.*

##### Comment:

The alfresco dining area is to be constructed over an existing rear hardstand area and therefore will have a minimal impact upon the sites opportunities for deep soil landscape areas.

- *To ensure that development does not become visually dominant.*

##### Comment:

The proposed alfresco outdoor dining area and roofing is an open structure ensuring a sense of openness within the rear of the site is maintained. The alfresco dining area and associated roofing retains height compliance and is comparable to the existing alfresco dinner area adjoining the site to the south. Therefore, there will be a negligible increase to the sense of visual dominance.

- *To ensure that the scale and bulk of buildings is minimised.*

Comment:

The alfresco dining area and roofing will remain an open structure ancillary to the building structure ensuring a sense of openness is maintained when viewed from the rear public thoroughfare area. The proposal has similar setbacks and scale to the existing outdoor seating area adjoining the site. Therefore, the proposed structure will not have any adverse additional visual impact on the adjoining sites or public thoroughfare area as a result of the location and is considered satisfactory.

- *To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained.*

Comment:

The alfresco dining area and associated roofing is to be constructed over an existing hardstand area will remain a modest in height and open in structure. Furthermore, the proposed setback continues the existing setback of the building line and a similar setback to the neighbouring properties and streetscape. Thus, the works will not result in an adverse impact to the amenity of neighbouring sites.

- *To provide reasonable sharing of views to and from public and private properties.*

Comment:

The outdoor seating enclosure and roofing is an open structure and will not impact the reasonable sharing of views.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in section 5(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

## **B10 Merit assessment of rear boundary setbacks**

Merit consideration:

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

- *To ensure opportunities for deep soil landscape areas are maintained.*

Comment:

The alfresco dining area is to be constructed over an existing hardstand area and therefore will

ensure an opportunity for a deep soil landscaping.

- *To Create a sense of openness in rear yards.*

Comment:

The alfresco dining area and roofing will remain an open structure ancillary to the building structure ensuring a sense of openness is maintained when viewed from the rear public thoroughfare area that adjoins Narrabeen Lagoon.

- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*

Comment:

The alfresco dining area will remain an open structure ancillary to the building structure ensuring a sense of openness is maintained when viewed from the rear public thoroughfare area. The proposal has similar setbacks and scale to the existing outdoor seating area adjoining the site. Therefore, the proposed structure will not have any adverse additional amenity impacts on the adjoining sites or public thoroughfare area and is considered satisfactory.

- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*

Comment:

The proposed alfresco outdoor dining area is an open structure ensuring a sense of openness within the rear is maintained. The alfresco area and associated roofing retains height compliance and is comparable to the existing alfresco dining area adjoining the site to the south. A condition has also been imposed that move the proposed ramp further into the subject site so to maintain the visual continuity with adjoining sites. Therefore, the works will not result in an adverse impact to the amenity of neighbouring sites and will maintain the visual continuity.

- *To provide opportunities to maintain privacy between dwellings.*

Comment:

The alfresco dining area and associated roofing is to be constructed over an existing outdoor hardstand area will remain a modest in height and open in structure. Furthermore, the proposed works continues a similar to the setbacks of neighbouring properties, and is comparable in structure to the alfresco dining area adjoining the site to the south. The area to the rear of the site is a public access-way with a designated path to provide access around Narrabeen lagoon. Thus, the works will not result in an adverse impact to the privacy of neighbouring sites or public areas.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in section 5(a) of the

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

### C3 Parking Facilities

Description of non-compliance

The use of the restaurant/cafe has seating capacity for 113 patrons and therefore requires 38 car parking spaces.

Merit consideration

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

- *To provide adequate off street carparking.*

Comment:

The development provides the following on-site car parking:

Use	Appendix 1 Calculation	Required	Provided	Difference (+/-)
Restaurant	1 space per 3 seats	38 spaces	Nil	-38 Spaces
<b>Total</b>		39	0	-39

The site has no capacity to provide onsite parking given the existing structures on site and the lack of a vehicular access point. This is not unlike other adjacent shops/restaurants which also have no facilities for car parking. The site is within close proximity of two public car parking areas, one carpark on the western side of the Pittwater Road located south of the subject site with 145 car parking spaces and other carparking on the eastern side of Pittwater Road located off Wellington Street at northeast of the subject site with 72 car parking spaces. These spaces are utilised by the public during the day but are generally more available at night time. These areas will accommodate the needs of patrons of the restaurant. Additionally, both sides of Pittwater Road are available for street parking outside clearway hours. The subject locality is a local shopping centre area where patrons are likely to undertake multi-purpose trips. The site is also highly accessible to public transport with the new B Line bus service and major bus stops located approximately 40m from the site on Pittwater Road. The site is also directly accessible to walking and cycling linkages. Based on this, it is considered that the existing public parking is adequate for the demand associated with the existing restaurant. Accordingly, the non-compliance with the number of parking spaces are acceptable in this particular circumstance.

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

Comment:

The proposal does not have any parking on site and therefore does not impose any visual impact on the existing street frontage of Pittwater Road and the public reserve on the western side of the subject site. It is considered that the proposal complies with this merit consideration.

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

Comment:

Not applicable as the proposal does not have any parking on site and therefore does not impose any visual impact on the existing street frontage of Pittwater Road and the public reserve on the western side of the subject site. It is considered that the proposal complies with this merit consideration.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in section 5(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

### **C9 Waste Management**

The restaurant is to continue using the existing garbage and recycling facilities located on-site and within the existing premises. A commercial waste contract will be entered into for additional collection and disposal.

### **D3 Noise**

The site is well separated from residential properties. The proposed hours of operation of the restaurant are 7am to 10pm seven days per week. Given the separation from residential land uses these hours of operation are unlikely to affect the amenity of the area.

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

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

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

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

### **POLICY CONTROLS**

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

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:



Warringah Section 94 Development Contributions Plan		
Contribution based on a total development cost of \$ 110,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.45%	\$ 495
Section 94A Planning and Administration	0.05%	\$ 55
Total	0.5%	\$ 550

## CONCLUSION

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

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

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

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

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

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

## RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2017/1102 for Use of Premises as a restaurant/cafe on land at Lot 4 DP 12600, Pittwater Road, NARRABEEN, subject to the conditions printed below:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

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

a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Existing and Proposed Site Plan A02	30/10/2017	Walsh Drafting
Proposed Floor Plan A03	30/10/2017	Walsh Drafting
Proposed Cross Section A04	30/10/2017	Walsh Drafting
Proposed Elevations A05	30/10/2017	Walsh Drafting
Proposed Elevations A06	30/10/2017	Walsh Drafting

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Flood Risk Management Report	November 2017	Quoc Huy Nguyen
Traffic and Parking Assessment	9 October 2017	Geoff Morris

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

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

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

2. **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 Certifying Authority 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 Certifying Authority 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 Certifying Authority 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 (DACPLB09)

### 3. **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) 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 a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) 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.
- (d) 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.
- (e) 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 \$25,000. The Long Service Levy is calculated on 0.35% 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.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (h) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (j) 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.

- (k) 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 2008
  - (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 sewerred areas or managed on-site in unsewerred 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. (DACPLB10)

## FEES / CHARGES / CONTRIBUTIONS

### 4. Policy Controls

Northern Beaches Council Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Section 94 Development Contributions Plan		
Contribution based on a total development cost of \$ 110,000.00		
<b>Contributions</b>	<b>Levy Rate</b>	<b>Payable</b>
Total Section 94A Levy	0.45%	\$ 495.00
Section 94A Planning and Administration	0.05%	\$ 55.00
<b>Total</b>	<b>0.5%</b>	<b>\$ 550.00</b>

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council's Development Contributions Plan.

## 5. **Security Bond**

A bond (determined from cost of works) of \$1,500 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

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

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

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

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

### 6. **Stormwater Disposal from Low Level Property**

Stormwater shall be disposed of to an existing approved system or in accordance with Council's "Water Management Policy PL 850" in particular the Stormwater Drainage from Low Level Properties Technical Specification. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with the "Water Management Policy PL 850" are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development. (DACENC02)

### 7. **Waste Management Plan**

A Waste Management Plan must be prepared for this development. The Plan must be in accordance with the Development Control Plan.

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner.

8. **Notification of the food premises**

The proprietor of a food business must notify the Environmental Health of Northern Beaches Council of the details of the business prior to commencement of trading.  
(DACHPCPCC2)

9. **Flood**

In order to protect occupants from flood inundation the following is required:

a) **Building Components and Structural Soundness**

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 3.60m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.

b) **Storage of Goods**

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 3.60m AHD unless adequately protected from floodwaters in accordance with industry standards.

c) **Flood Emergency Response**

Adequate Warning Systems, Signage and Exits shall be installed to allow safe and orderly evacuation without reliance upon the SES or other authorised emergency services personnel.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To protect the building from flooding in accordance with Council and NSW Government policy. (DACNEC09)

10. **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 Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

11. **External Finishes to Roof**

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Light colours such as off white, cream, silver or light

grey colours are not permitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development. (DACPLC03)

12. **Sewer / Water Quickcheck**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

13. **Proximity of building extension to public pathway**

The rear external ramp to access to the outdoor dining area must be located a minimum of one metre away from the rear site boundary.

Reason: Reposition the rear ramp to increase the distance between the ramp and the public path to ensure public safety. (DACHPDPC2)

### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

14. **Maintenance of Road Reserve**

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

15. **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 Certifying Authority.

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

16. **Installation and Maintenance of Sediment Control**

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Council's Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.



Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.

## CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

### 17. **Kitchen Design, construction and fit out of food premises certification**

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from a person who is eligible as a 'Member' of Environmental Health Australia (EHA) that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the kitchen complies with the design requirements. (DACHPFPOC3)

### 18. **Mechanical Ventilation certification**

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements. (DACHPFPOC4)

### 19. **Noise Impact of Plant**

All sound producing plant, equipment, machinery or fittings associated with or forming part of the mechanical ventilation system and/or the refrigeration system, shall be sound insulated and/or isolated so that the noise emitted does not exceed 5 dB(A) above the background level (LA90) during the day when measured at the nearest affected residence. For assessment purposes, the above LAeq sound levels are to be adjusted in accordance with EPA Industrial Noise Policy guidelines for tonality, frequency weighting, and impulsive characteristics where necessary, at any time the plant is in operation, at the boundary of the site.

Note: The method of measurement of sound shall be carried out in accordance with Australian Standard 1055.1 - 1997.

A report and certification prepared by an appropriately qualified or accredited person shall be submitted to the Principal Council / Accredited Certifier demonstrating compliance with this condition prior to the occupation of the completed works.

Reason: To ensure that noise generated from the development does not result in offensive noise to any other party.  
(DACHPFPOC6)

### 20. **Waste Management Confirmation**

Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority 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.

**21. Fire Safety Matters**

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

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

**22. Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.  
(DACHPGOG1)

**23. Noise Impact On Surrounding Area**

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Industrial Noise Policy.

Reason: To ensure compliance with acceptable levels of noise established under best practice guidelines.  
(DACHPGOG5)

**24. Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not

affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.  
(DACHPGOG5)

25. **Hours of Operation**

The hours of operation are to be restricted to:

- Monday to Sunday and Public Holidays – 7.00am - 10.00pm

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

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

26. **Commercial Waste Collection**

Waste and recyclable material, generated by this premises, must not be collected between the hours of 9pm and 8am on any day.

Reason: To ensure the acoustic amenity of surrounding properties. (DACPLG24)

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

**Signed**




**Catriona Shirley, Planner**

The application is determined under the delegated authority of:



**Steven Findlay, Manager Development Assessments**

## ATTACHMENT A

Notification Plan	Title	Date
 2017/457507	Plans - Notification	06/11/2017


















## ATTACHMENT B

Notification Document	Title	Date
 2017/475104	Notification Map	23/11/2017

## ATTACHMENT C

Reference Number	Document	Date
 2017/457495	Report - Traffic and Parking	09/10/2017
 2017/457502	Plan - Survey	12/10/2017
 2017/457490	Cost Report - Estimated scope of works	16/10/2017
 2017/457509	Plans - Master Set	30/10/2017
 2017/457507	Plans - Notification	06/11/2017
 2017/457494	Report - Statement of Environmental Effects	09/11/2017
 2017/457499	Report - Flood Risk Management	10/11/2017
 DA2017/1102	Shop 1 1425 Pittwater Road NARRABEEN NSW 2101 - Development Application - Change of Use	13/11/2017
 2017/449548	DA Acknowledgement Letter - Joy Adam	13/11/2017
 2017/457459	Development Application Form	14/11/2017
 2017/457464	Applicant Details & Owners Consent	14/11/2017
 2017/468525	Environmental Investigations (Acid Sulphate) - Assessment Referral - DA2017/1102 - Pittwater Road NARRABEEN NSW 2101	17/11/2017
 2017/468551	Health and Protection (Food Premises, Skin Pen.) - Assessment Referral - DA2017/1102 - Pittwater Road NARRABEEN NSW 2101	17/11/2017
 2017/465083	Building Assessment - Fire and Disability upgrades - Assessment Referral - DA2017/1102 - Pittwater Road NARRABEEN NSW 2101 - PR	17/11/2017
 2017/465492	Natural Environment Referral Response - Flood	17/11/2017
 2017/467358	Waste Referral Response	20/11/2017
 2017/468253	Natural Environment Referral Response - Biodiversity	20/11/2017
 2017/470921	Referral - RFS - 1/1425 Pittwater Road Narrabeen	20/11/2017
 2017/468685	Environmental Investigations Referral Response - acid sulfate soils	20/11/2017
 2017/471675	Development Application Advertising Document - Joy Adam	21/11/2017
 2017/473627	Natural Environment Referral Response - Riparian	22/11/2017
 2017/474820	Delete	23/11/2017
 2017/474898	DA Acknowledgement Letter (integrated) - Joy Adam	23/11/2017
 2017/475097	Notification Letter Integrated Dev 40m to water - 23	23/11/2017
 2017/475099	ARP Notification Map	23/11/2017
 2017/475104	Notification Map	23/11/2017
 2017/475739	Referral - Integrated Cheque Letter - WaterNSW - Department of Primary Industries (Controlled Activity Approval for works within 40m of watercourse)	23/11/2017
 2017/480025	Outstanding Charges - Current Application - Joy	23/11/2017

Adam

	2017/476098	invoice for ram applications - Joy Adam	23/11/2017
	2017/479904	DA Receipt	27/11/2017
	2017/480041	Support Documentation for Outstanding Charges	27/11/2017
	2017/480427	E-mail to Applicant - Outstanding Charges - Current Application - Joy Adam - DA2017/1102	27/11/2017
	2017/481331	E-mail from Applicant - Outstanding Charges - Current Application - Joy Adam - DA2017/1102	27/11/2017
	2017/492994	Building Assessment Referral Response	02/12/2017
	2017/496370	Referral - RFS - Shop 1/1425 Pittwater Road Narrabeen	04/12/2017
	2017/528133	Natural Environment Referral Response - Coastal	18/12/2017
	2018/029304	Online Submission - Adam	04/01/2018
	2018/029334	Online Submission - Menounis	04/01/2018
	2018/034359	Submission Acknowledgement Letter - Natasha Menounis - SA2018/029334	10/01/2018
	2018/034381	Submission Acknowledgement Letter - John Adam - SA2018/029304	10/01/2018
	2018/056896	Traffic Engineer Referral Response	12/01/2018
	2018/057469	Engineering Referral Response	12/01/2018
	2018/062495	Parks, Reserves and Foreshores Referral Response	17/01/2018
	2018/066232	Environmental Investigations Referral Response - industrial use	18/01/2018
	2018/082612	Assessment Report	29/01/2018