

DEVELOPMENT APPLICATION ASSESSMENT REPORT

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| Application Number: | DA2019/0892 |
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|---|--|
| Responsible Officer: | Lashta Haidari |
| Land to be developed (Address): | Lot 1 DP 747319, 174 Powderworks Road ELANORA HEIGHTS NSW 2101 |
| Proposed Development: | Installation of new Business Identifications signage |
| Zoning: | B2 Local Centre |
| Development Permissible: | Yes |
| Existing Use Rights: | No |
| Consent Authority: | Northern Beaches Council |
| Land and Environment Court Action: | No |
| Owner: | Wileven Pty Ltd |
| Applicant: | Flexem Construction |

| | |
|----------------------------------|--------------------------|
| Application Lodged: | 19/08/2019 |
| Integrated Development: | No |
| Designated Development: | No |
| State Reporting Category: | Commercial/Retail/Office |
| Notified: | 05/09/2019 to 19/09/2019 |
| Advertised: | Not Advertised |
| Submissions Received: | 1 |
| Clause 4.6 Variation: | Nil |
| Recommendation: | Approval |

| | |
|---------------------------------|--------------|
| Estimated Cost of Works: | \$ 95,000.00 |
|---------------------------------|--------------|

PROPOSED DEVELOPMENT IN DETAIL

The applicant seeks consent for the the installation of ten (10) business identification signs and addition of new fascia panels on the existing commercial building.

The proposed signs consists of the following:

| Sign number | Description/ Type | Width | Height | Area | Illumination | Location |
|-------------|--|-------|--------|--------------------|--------------|---|
| 1 | Directional signage (Painted wall sign) | 2.4m | 0.9m | 2.16m ² | No | South east elevation |
| 2 | Business identification sign (Window sign) | 1.4m | 0.5m | 0.7m ² | No | Existing glazed automa door on the south east e |

| | | | | | | |
|---------------|--|--------|--------|--------------------|-----|-----------------------------------|
| 3 | Business identification sign (Fascia sign) | 7.55m | 2m | 15.1m ² | Yes | New fascia panels on tl elevation |
| 4 | Advertising sign (Painted wall sign) | 2m | 1.5m | 3m ² | No | South east elevation |
| 5 | Business identification sign (Fascia sign) | 7.55m | 2m | 15.1m ² | yes | New fascia panels on th elevation |
| 6, 7,8, and 9 | Advertising sign (Fixed wall sign) | 0.841m | 1.189m | 1m ² | No | North east elevation |
| 10 | Advertising sign (Painted wall sign) | 2m | 1.5m | 3m ² | No | North east elevation |

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

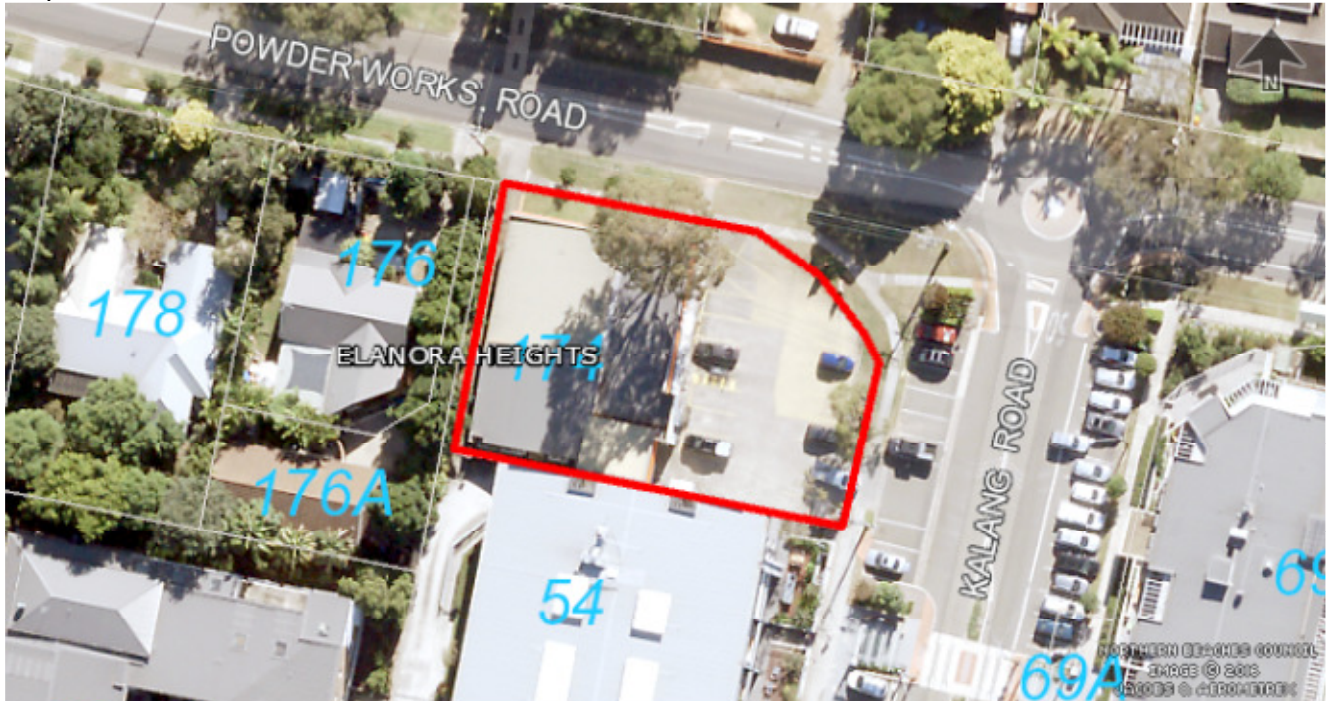
Pittwater 21 Development Control Plan - D5.30 Signage - Elanora Heights Village Centre

SITE DESCRIPTION

| | |
|-----------------------------------|---|
| Property Description: | Lot 1 DP 747319 , 174 Powderworks Road ELANORA HEIGHTS NSW 2101 |
| Detailed Site Description: | <p>The subject site is legally identified as Lot 1 in DP747319, known as 174 Powderworks Road, Elanora Heights. The subject site is located at the corner of Powderworks Road to the north and Kalang Road to the east and exhibits a total site area of approximately 1,275m².</p> <p>The site is located within the Elanora Heights Village Centre. The village centre is characterised by low density shop top housing and local shops and services. Existing development</p> |

surrounding the site is characterised by low density residential dwellings.

Map:



SITE HISTORY

A search of Council’s records has revealed that there are no recent or relevant applications for this site.

The land has been used for commercial purposes for an extended period of time.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

| Section 4.15 Matters for Consideration' | Comments |
|---|---|
| Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument | See discussion on “Environmental Planning Instruments” in this report. |
| Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument | None applicable. |
| Section 4.15 (1) (a)(iii) – Provisions of any development control plan | Pittwater 21 Development Control Plan applies to this proposal. |
| Section 4.15 (1) (a)(iiiia) – Provisions of any planning agreement | None applicable. |
| Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000) | <p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has</p> |

| Section 4.15 Matters for Consideration' | Comments |
|---|---|
| | <p>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&A Regulation 2000 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 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p> |
| <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> | <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> |
| <p>Section 4.15 (1) (c) – the suitability of the site for the development</p> | <p>The site is considered suitable for the proposed development.</p> |
| <p>Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs</p> | <p>See discussion on “Notification & Submissions Received” in this report.</p> |
| <p>Section 4.15 (1) (e) – the public interest</p> | <p>No matters have arisen in this assessment that would justify the refusal of the application in the public interest.</p> |

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 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 1 submission/s from:

| Name: | Address: |
|--------------------------------|---|
| Mr Peter David George Clements | 178 Powderworks Road ELANORA HEIGHTS NSW 2101 |

The matters raised within the submissions are addressed as follows:

- **Request for additional landscaping on the site**

The submission received has not objected to the proposed signage, but has requested that additional landscaping be provided within the site to enhance the appearance of the building.

Comment:

The additional landscaping on this site would be beneficial as the building has no current landscaping to soften and screen this very prominent building, which is bordered by residential development to the north and west and shop-top housing to the east and south. A condition has been included within the recommendation of this report for the upgrade of the existing landscape area within the site.

Therefore, the issue does not have any determining weight.

REFERRALS

| Internal Referral Body | Comments |
|--|--|
| Building Assessment - Fire and Disability upgrades | <p>The application has been investigated with respect 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. Issues such as these however may be determined at Construction Certificate stage.</i></p> |
| Landscape Officer | <p>In view of the prominence of the site in the local centre, it is recommended that the perimeter landscape treatment be upgraded to provide a suitable landscape setting to the renovated site as part of the proposed works.</p> <p>Recommended conditions have been included requiring the provision</p> |

| Internal Referral Body | Comments |
|------------------------|---|
| | of a landscape plan prior to CC to provide planting in the eastern and northern soft landscape areas of the site, currently turfed. |

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 64 - Advertising and Signage

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

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

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

| Matters for Consideration | Comments |
|--|---|
| 1. Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? | The existing character of the area is distinguished by its commercial and residential character. The proposed signage including identification signage, in this context is considered to be business in nature and is considered to be compatible with the future character of the area. |
| Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? | There is no particular theme for outdoor advertising in the area or locality. |
| 2. Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? | The signage does not have any impact on any special areas. |
| 3. Views and vistas Does the proposal obscure or compromise important views? | No views or vistas will be obscured or compromised. |

| | |
|--|---|
| Does the proposal dominate the skyline and reduce the quality of vistas? | The signage will be located and will not dominate the skyline. |
| Does the proposal respect the viewing rights of other advertisers? | The signage will not obscure other advertisements. |
| 4. Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? | The signage is compatible in scale and proportion with the streetscape, setting or landscape. |
| Does the proposal contribute to the visual interest of the streetscape, setting or landscape? | The proposal involves the use of a modest in scale and context frontages of the building. |
| Does the proposal reduce clutter by rationalising and simplifying existing advertising? | The proposal does not result in unreasonable visual clutter. |
| Does the proposal screen unsightliness? | The proposal will provide appropriate identification signage. |
| Does the proposal protrude above buildings, structures or tree canopies in the area or locality? | The proposed signage will not protrude above buildings, structures or tree canopies. |
| 5. Site and building Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? | The proposal is compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located. |
| Does the proposal respect important features of the site or building, or both? | The signage includes scene development and surrounding context. |
| Does the proposal show innovation and imagination in its relationship to the site or building, or both? | The proposal is considered innovative and attractive. It is consistent with the hoarding. |
| 6. Associated devices and logos with advertisements and advertising structures Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? | The logos have been integrated into the structure. There are no safety devices. |
| 7. Illumination Would illumination result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residence or other form of accommodation? | A condition has been imposed. Illumination is permitted as per the condition. |
| Can the intensity of the illumination be adjusted, if necessary? | Not Applicable |
| Is the illumination subject to a curfew? | Not Applicable |
| 8. Safety Would the proposal reduce the safety for any public road, pedestrians or bicyclists? | The signage will be located in a safe location. There is no reason it will cause an obstruction. |
| Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? | The signage is located on the building facade and does not obstruct any sight lines. |

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

SEPP (Infrastructure) 2007

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.

Pittwater Local Environmental Plan 2014

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

Principal Development Standards

| Standard | Requirement | Proposed | % Variation | Complies |
|----------------------|-------------|--|-------------|----------|
| Height of Buildings: | 11m | No changes proposed to existing building | N/A | N/A |

Compliance Assessment

| Clause | Compliance with Requirements |
|--|------------------------------|
| Part 1 Preliminary | Yes |
| 1.9A Suspension of covenants, agreements and instruments | Yes |
| Part 4 Principal development standards | Yes |
| 4.3 Height of buildings | Yes |
| 5.10 Heritage conservation | Yes |
| 7.1 Acid sulfate soils | Yes |
| 7.10 Essential services | Yes |

Pittwater 21 Development Control Plan

Built Form Controls

The proposed development is for the installation of signage to an existing commercial building, therefore no built form controls are being altered as result of the proposed development.

Compliance Assessment

| Clause | Compliance with Requirements | Consistency Aims/Objectives |
|---|------------------------------|-----------------------------|
| Section A Shaping Development in Pittwater | Yes | Yes |
| A1 Introduction | Yes | Yes |
| A1.7 Considerations before consent is granted | Yes | Yes |
| A4 Localities | Yes | Yes |
| A4.5 Elanora Heights Locality | Yes | Yes |
| A5 Exhibition, Advertisement and Notification of Applications | Yes | Yes |
| A5.1 Exhibition, Advertisement and Notification of Applications | Yes | Yes |
| Section B General Controls | Yes | Yes |
| B1.3 Heritage Conservation - General | Yes | Yes |
| B1.4 Aboriginal Heritage Significance | Yes | Yes |
| B3.6 Contaminated Land and Potentially Contaminated Land | Yes | Yes |
| B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land | Yes | Yes |
| B8.5 Construction and Demolition - Works in the Public Domain | Yes | Yes |
| Section C Development Type Controls | Yes | Yes |
| C1.13 Pollution Control | Yes | Yes |
| C5 Design Criteria for Other Development | Yes | Yes |
| C5.9 Signage | Yes | Yes |
| Section D Locality Specific Development Controls | Yes | Yes |
| D5 Elanora Heights Locality | Yes | Yes |
| D5.2 Scenic protection - General | Yes | Yes |
| D5.30 Signage - Elanora Heights Village Centre | No | Yes |

Detailed Assessment

D5.30 Signage - Elanora Heights Village Centre

The proposed signage is inconsistent with the following requirements of the control that relates to signage:

Control

- Up to 25% of the window surface is covered so as to not obstruct completely the natural light and activation; and
- Shall only be permitted on ground floor windows.

Comment:

The proposal includes the installation of one decal window sign, which has an area of 0.7m². The decal

would allow natural light through the window and would not obstruct views into or out of the building, therefore the sign is found to be acceptable in this regards.

Control

The following signage shall not be permitted in Elanora Heights:

- where erected on or above the roof, canopy, or parapet of a building;
- where attached to the upperside of an awning;
- where attached to the wall of a building and projecting more than 300mm from that wall above the awning line;
- where illuminated at frequent intervals (i.e. flashing); ▪ where capable of movement by source of power or wind;
- where illuminated (within a residential zone); ▪ where incorporates bill/fly posters, bunting and airborne signage, including hot air balloons, blimps, and the like; and ▪ where located on motor vehicles and which renders the motor vehicle stationary.
- Retail signage should be located underneath awnings perpendicular to the facade providing sufficient clearance for pedestrians on the footpath.
- Illuminated signage above the awning level or in any location is prohibited in the Elanora Heights Village Centre.

Comment:

The proposal includes illuminated business identification signs on the new fascia panels. However, as illumination is prohibited in the Elanora Heights Village centre, a condition is recommended to delete the illumination aspect of the proposed signage.

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

Northern Beaches Section 7.12 Contributions Plan 2019

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

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation

submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- 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 DA2019/0892 for Installation of new Business Identifications signage on land at Lot 1 DP 747319, 174 Powderworks Road, ELANORA HEIGHTS, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. Approved Plans and Supporting Documentation

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

a) Approved Plans

| Architectural Plans - Endorsed with Council's stamp | | |
|--|--------------|--------------------|
| Drawing No. | Dated | Prepared By |
| DA0001, DA0002, DA0003, DA0004, DA0005, DA0006, DA0007, DA0008, DA0009 (Issue A) | 08/08/2019 | i2C |

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:

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. **No Approval for any Signage above the parapet / roof line**

No approval is granted under this Development Consent for the erection of any advertising or business identification signage located above the roof/parapet line. All signage above the roof/parapet shall be deleted.

Reason: Compliance with Pittwater 21 DCP. (DACPLB07)

3. **Prescribed Conditions**

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) 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.

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

Reason: Legislative Requirement

4. **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.
- (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.

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.

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

FEES / CHARGES / CONTRIBUTIONS

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).

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

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

6. Landscape Plan

- a) Landscape Plan(s) are to be prepared by a suitably qualified landscape architect or landscape designer, to provide tree shrub and ground-cover planting in the soft landscape areas along the northern and eastern boundaries of the site. The Plans are to include a suitable maintenance regime to ensure establishment and maintenance of the new landscaping.
- b) The existing turf is to be removed, and the landscape areas are to be prepared with a suitable free draining soil mix as required, mulched and planted including native shrubs and ground-covers at a minimum spacing of 1 per m².
- c) Landscape Plans are to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate.

Reason: To ensure compliance with the requirement to retain and protect landscape amenity and character.

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

7. Landscape completion certification

- a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.
- b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

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

8. Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to

be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.

9. **No Illumination**

No consent is given or implied for any form of illumination or floodlighting to any sign or building or other external areas.

Reason: To ensure appropriate forms of illumination that are consistent with Council's controls, and do not interfere with amenity of nearby properties. (DACPLG13)

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

Signed



Lashta Haidari, Principal Planner

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



Steven Findlay, Manager Development Assessments