

Memo

Environment

To:	Rebecca Englund , Acting Development Assessment Manager
From:	Penny Wood, Planner
Date:	15 February 2019
Application Number:	Mod2019/0002
Address:	Lot 3 DP 397714 , 18 Inman Road CROMER NSW 2099 Lot 6 DP 201553 , 18 Inman Road CROMER NSW 2099 Lot 7 DP 201553 , 18 Inman Road CROMER NSW 2099 Lot 8 DP 201553 , 4 Villiers Place CROMER NSW 2099 Lot 9 DP 201553 , 6 Villiers Place CROMER NSW 2099 Lot 10 DP 201553 , 7 Villiers Place CROMER NSW 2099 Lot 27 DP 28882 , 69 Middleton Road CROMER NSW 2099
Proposed Modification:	Modification of Development Consent DA2018/1300 granted for demolition works and construction of a mixed use building and stratum subdivision

Background

The above mentioned development consent was granted by Council on 21 December 2018 for demolition works, excavation, stormwater infrastructure works and construction of a mixed use building containing storage premises and industrial warehouse units with associated car parking, signage, site amalgamation and stratum subdivision.

Details of Modification Application

Under Section 4.55(1) of the EPA Act, a consent containing an error or mis-description may be amended. Warringah DCP (A7 Notification) does not require the notification of Section 4.55(1) modification applications, as they are considered to be for minor changes that do not affect the development or the amenity of adjoining properties.

The application seeks to modify conditions 1, 25 and 64 which read as follows:

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of c following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA 020 Issue A - Demolition Plan	27 July 2018	PBD Architects
DA 101 Issue B - Lower Ground Plan	19 November 2018	PBD Architects

DA 102 Issue C - Ground Floor Plan	30 November 2018	PBD Architects
DA 103 Issue C - Ground Floor Mezzanine Plan	30 November 2018	PBD Architects
DA 104 Issue B - Upper Ground Plan	19 November 2018	PBD Architects
DA 105 Issue B - Upper Ground Floor Mezzanine Plan	19 November 2018	PBD Architects
DA 106 Issue B - Roof & Site Plan	19 November 2018	PBD Architects
DA 201 Issue B - Elevations	19 November 2018	PBD Architects
DA301 Issue B - Section 01	19 November 2018	PBD Architects
DA302 Issue A - Section 02	19 November 2018	PBD Architects
DA303 Issue A - Section & Gate Details	27 July 2018	PBD Architects
DA 501 Issue A - External Finishes	27 July 2018	PBD Architects
DA 511 Issue A - Indicative Building Signage Details	27 July 2018	PBD Architects
Plan of Stratum Subdivision of Lot 27 D.P.28882, Lots 6 - 10 D.P.201553, and Lot 3 D.P397714 - Sheets 1 through to 4	31 July 2018	Beveridge Willia
L/01 Rev. H	23 July 2018	A Total Concept & Swimming Po
L/02 Rev. H	23 July 2018	A Total Concept & Swimming Po
L/03 Rev. H	23 July 2018	A Total Concept & Swimming Po
L/04 Rev. H	23 July 2018	A Total Concept & Swimming Po
L/05 Rev. G	23 July 2018	A Total Concept & Swimming Po
L/06	23 September 2016	A Total Concept & Swimming Po
L/07	23 September 2016	A Total Concept & Swimming Po

Engineering Plans

Drawing No.	Dated	Prepared
Cover Sheet, Locality Plan and Drawing List Rev 06	5 September 2018	Northro Enginee
Specification Notes Rev 05	21 August 2018	Northro Enginee
Concept Sediment and Erosion Control Plan Rev 05	21 August 2018	Northro Enginee
Sediment and Erosion Management Details Rev 05	21 August 2018	Northro Enginee

Siteworks Grading Plan – Lower Ground Level Rev 06	5 September 2018	Northro Engineer
Siteworks Grading Plan – Ground Level Rev 06	5 September 2018	Northro Engineer
Alignment Control Plan Rev 05	21 August 2018	Northro Engineer
Capping Beam and Stormwater Channel Alignment Control Plan Rev 04	21 August 2018	Northro Engineer
Site Longitudinal Sections – Sheet 01 Rev 06	5 September 2018	Northro Engineer
Site Longitudinal Sections – Sheet 02 Rev 05	21 August 2018	Northro Engineer
Site Longitudinal Sections – Sheet 03 Rev 06	5 September 2018	Northro Engineer
Site Longitudinal Sections – Sheet 04 Rev 04	21 August 2018	Northro Engineer
Site Longitudinal Sections – Sheet 05 Rev 04	21 August 2018	Northro Engineer
Site Longitudinal Sections – Sheet 06 Rev 04	21 August 2018	Northro Engineer
MC01 Cross Sections – Sheet 01 Rev 05	21 August 2018	Northro Engineer
MC01 Cross Sections – Sheet 02 Rev 05	21 August 2018	Northro Engineer
MC01 Cross Sections – Sheet 03 Rev 05	21 August 2018	Northro Engineer
MC01 Cross Sections – Sheet 04 Rev 06	5 September 2018	Northro Engineer
MC01 Cross Sections – Sheet 05 Rev 04	21 August 2018	Northro Engineer
MC05 Cross Sections – Sheet 01 Rev 05	5 September 2018	Northro Engineer
MC05 Cross Sections – Sheet 02 Rev 02	21 August 2018	Northro Engineer
Stormwater Management Plan – Lower Ground Level Rev 05	21 August 2018	Northro Engineer
Stormwater Management Plan – Ground Level Rev 06	5 September 2018	Northro Engineer
Stormwater Management Plan – Upper Ground Level Rev 05	21 August 2018	Northro Engineer
Stormwater Longitudinal Section – Sheet 01 Rev 03	21 August 2018	Northro Engineer
Stormwater Longitudinal Section – Sheet 02 Rev 03	21 August 2018	Northro Engineer
Stormwater Catchment Plan – Sheet 01 Rev 03	21 August 2018	Northro Engineer

Services Coordination Plan – Sheet 01 Rev 04	21 August 2018	Northro Enginee
Services Coordination Plan – Sheet 02 Rev 01	21 August 2018	Northro Enginee
Details – Sheet 01 Rev 05	21 August 2018	Northro Enginee
Details – Sheet 02 Rev 06	5 September 2018	Northro Enginee
Details – Sheet 03 Rev 04	21 August 2018	Northro Enginee
Details – Sheet 04 Rev 05	29 August 2018	Northro Enginee
Details – Sheet 05 Rev 04	21 August 2018	Northro Enginee
Details – Sheet 06 Rev 02	21 August 2018	Northro Enginee
Details – Sheet 07 Rev 01	21 August 2018	Northro Enginee
Council Easement Plan Rev 01	23 August 2018	Northro Enginee

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	P
Preliminary Contamination Assessment (project 44830-1)	June 2007	C
Addendum to Preliminary Contamination Assessment (project 44830-1)	24 February 2017	C
Preliminary Site Investigation: Proposed Commercial Development, 18 Inman Road & 4 Villiers Place, Cromer, NSW (P 1806593JR01V01)	July 2018	M F
Preliminary Site Investigation: Proposed Commercial Development, Lot 10 DP 201553, 7 Villiers Place, Cromer, NSW (P 1806593JR02V01)	July 2018	M F
Detailed Site Investigation: Proposed Commercial Development, Lot 10 DP 261553, 7 Villiers Place, Cromer, NSW (P 1806593JR03V01)	July 2018	M F
Arboricultural Impact Assessment - 69 Middleton Road & 6 Villiers Place, Cromer - Rev. 0.3	8 March 2017	F
Arboricultural Assessment and Development Impact Report (Ref. RTC-8618)	28 June 2018	F
Building Code of Australia 2016 (Amendment 1) Final BCA Report for DA Submission - Rev. R07	27 July 2018	F C
Bushland Rehabilitation Plan - 69 Middleton Road & 6 Villiers Place, Cromer - Rev. 0.3	8 March 2018	F
Overland Flow Study Report Rev. A	24 July 2018	M E
Concept Construction Management Plan	July 2018	T
Flora & Fauna Assessment, & Proposed Development at 69 Middleton Road, Cromer	18th September 2007	F
Geotechnical Assessment - 18 Inman Road and 4 and 7 Villiers Place, Cromer (P1806593JR04V01)	25 July 2018	M F

Report on Geotechnical Investigation (Project 85649.00)	September 2016	C
Stormwater Management Report Rev. A	24 July 2018	N E
Traffic and Parking Assessment Report (Ref. 16457)	2 August 2018	V F
Disability Access Report (Ref. J000265)	30 July 2018	C
DA Acoustic Assessment (TJ326-03F01 Acoustic Assessment (r2))	27 July 2018	F A

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

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

Waste Management Plan	
Report Title	Dated
Waste Management Plan	July 2018

In the event of any inconsistency between conditions of this consent and the drawings/documents re conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and appr

25 External post-mounted light fixtures

Post-mounted light fixtures proposed at the open-air roof car parking and driveway areas should not in height to be less prominent and to minimise light-spill nuisance to the surrounding neighbours.

Details are to be provided to the Certifying Authority prior to the release of the construction certificate

Reason: External post-mounted lighting to be more inconspicuous

64. Unit Numbering for Multi-Unit Development (Residential, Commercial and Industrial)

The units within the development are to be numbered in accordance with the Australia Post Address (https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-01.pdf).

In this regard, the numbering is to be as per the Unit Numbering for Multi Unit Development Table a website

(<https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/unit-numbering-multi-residential-commercial-and-industrial-form.pdf>).

External direction signage is to be erected on site at driveway entry points and on buildings and is to in the table provided. Unit numbering signage is also required on stairway access doors and lobby e

It is essential that all signage throughout the complex is clear to assist emergency service providers destination within the development with ease and speed, in the event of an emergency.

Details are to be submitted with any Interim/Final Occupation Certificate or Strata Subdivision Certificate. Unit numbering has been implemented in accordance with this condition and the Unit Monitoring for Multi Table.

Reason: To ensure consistent numbering for emergency services access.

Consideration of error or mis-description

The applicant has requested Condition 1 be modified to amend reference to *Drawing No. DA302 Issue A - Section 02* (dated 19 November 2018 Prepared by PBD Architects) to be replaced by *DA302 Issue B - Section 02* (dated 19 November 2018, Prepared by PBD Architects). The proposed modified condition will rectify reference to an incorrect drawing, specifically noting that Issue B was stamped by Council, and as such, the proposed amendment to Condition 1 is supported.

The applicant has requested Condition 25 be modified to amend the height of the post-mounted light fixtures to be no more than 2 metres in height. The condition states that the post-mounted light fixtures are to be no more than 1 metre in height. The maximum height of the post-mounted light fixture prescribed in the condition is incorrect and should be amended as to be no more than 2 metres in height, and as such the proposed amendment to Condition 25 is supported.

The applicant has requested Condition 64 be modified to provide appropriate and working links. The first link provided as part of Condition 64 is accurate. The second link regarding the Unit Numbering for Multi Unit Development Table on Council's website has been updated, and as such, it is recommended that Condition 64 be amended to include the updated link.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 4.55(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2019/0002 for Modification of Development Consent DA2018/1300 granted for demolition works and construction of a mixed use building and stratum subdivision on land at Lot 3 DP 397714, 18 Inman Road, CROMER, Lot 6 DP 201553, 18 Inman Road, CROMER, Lot 7 DP 201553, 18 Inman Road, CROMER, Lot 8 DP 201553, 4 Villiers Place, CROMER, Lot 9 DP 201553, 6 Villiers Place, CROMER, Lot 10 DP 201553, 7 Villiers Place, CROMER, Lot 27 DP 28882, 69 Middleton Road, CROMER, as follows:

A. Modify Condition 1 - Approved Plans and Supporting Documentation to read as follows:

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

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp
Drawing No.
DA 020 Issue A - Demolition Plan
DA 101 Issue B - Lower Ground Plan
DA 102 Issue C - Ground Floor Plan
DA 103 Issue C - Ground Floor Mezzanine Plan
DA 104 Issue B - Upper Ground Plan

DA 105 Issue B - Upper Ground Floor Mezzanine Plan
DA 106 Issue B - Roof & Site Plan
DA 201 Issue B - Elevations
DA301 Issue B - Section 01
DA302 Issue B - Section 02
DA303 Issue A - Section & Gate Details
DA 501 Issue A - External Finishes
DA 511 Issue A - Indicative Building Signage Details
Plan of Stratum Subdivision of Lot 27 D.P.28882, Lots 6 - 10 D.P.201553, and Lot 3 D.P397714 - Sheet through to 4
L/01 Rev. H
L/02 Rev. H
L/03 Rev. H
L/04 Rev. H
L/05 Rev. G
L/06
L/07

Engineering Plans

Drawing No.	Da
Cover Sheet, Locality Plan and Drawing List Rev 06	5
Specification Notes Rev 05	21
Concept Sediment and Erosion Control Plan Rev 05	21
Sediment and Erosion Management Details Rev 05	21
Siteworks Grading Plan – Lower Ground Level Rev 06	5
Siteworks Grading Plan – Ground Level Rev 06	5
Alignment Control Plan Rev 05	21
Capping Beam and Stormwater Channel Alignment Control Plan Rev 04	21
Site Longitudinal Sections – Sheet 01 Rev 06	5
Site Longitudinal Sections – Sheet 02 Rev 05	21
Site Longitudinal Sections – Sheet 03 Rev 06	5
Site Longitudinal Sections – Sheet 04 Rev 04	21
Site Longitudinal Sections – Sheet 05 Rev 04	21
Site Longitudinal Sections – Sheet 06 Rev 04	21
MC01 Cross Sections – Sheet 01 Rev 05	21
MC01 Cross Sections – Sheet 02 Rev 05	21

MC01 Cross Sections – Sheet 03 Rev 05	21
MC01 Cross Sections – Sheet 04 Rev 06	53
MC01 Cross Sections – Sheet 05 Rev 04	21
MC05 Cross Sections – Sheet 01 Rev 05	53
MC05 Cross Sections – Sheet 02 Rev 02	21
Stormwater Management Plan – Lower Ground Level Rev 05	21
Stormwater Management Plan – Ground Level Rev 06	53
Stormwater Management Plan – Upper Ground Level Rev 05	21
Stormwater Longitudinal Section – Sheet 01 Rev 03	21
Stormwater Longitudinal Section – Sheet 02 Rev 03	21
Stormwater Catchment Plan – Sheet 01 Rev 03	21
Services Coordination Plan – Sheet 01 Rev 04	21
Services Coordination Plan – Sheet 02 Rev 01	21
Details – Sheet 01 Rev 05	21
Details – Sheet 02 Rev 06	53
Details – Sheet 03 Rev 04	21
Details – Sheet 04 Rev 05	29
Details – Sheet 05 Rev 04	21
Details – Sheet 06 Rev 02	21
Details – Sheet 07 Rev 01	21
Council Easement Plan Rev 01	23

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Preliminary Contamination Assessment (project 44830-1)
Addendum to Preliminary Contamination Assessment (project 44830-1)
Preliminary Site Investigation: Proposed Commercial Development, 18 Inman Road & 4 Villiers Place, Cromer
Preliminary Site Investigation: Proposed Commercial Development, Lot 10 DP 201553, 7 Villiers Place, Cromer
Detailed Site Investigation: Proposed Commercial Development, Lot 10 DP 261553, 7 Villiers Place, Cromer
Arboricultural Impact Assessment - 69 Middleton Road & 6 Villiers Place, Cromer - Rev. 0.3
Arboricultural Assessment and Development Impact Report (Ref. RTC-8618)
Building Code of Australia 2016 (Amendment 1) Final BCA Report for DA Submission - Rev. R07
Bushland Rehabilitation Plan - 69 Middleton Road & 6 Villiers Place, Cromer - Rev. 0.3
Overland Flow Study Report Rev. A
Concept Construction Management Plan
Flora & Fauna Assessment, & Proposed Development at 69 Middleton Road, Cromer
Geotechnical Assessment - 18 Inman Road and 4 and 7 Villiers Place, Cromer (P1806593JR04V01)
Report on Geotechnical Investigation (Project 85649.00)
Stormwater Management Report Rev. A
Traffic and Parking Assessment Report (Ref. 16457)
Disability Access Report (Ref. J000265)

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

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

Waste Management Plan
Report Title
Waste Management Plan

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.;

B. Modify Condition 25 - External post-mounted light fixtures to read as follows:

Post-mounted light fixtures proposed at the open-air roof car parking and driveway areas should not be more than **2 metres** in height to be less prominent and to minimise light-spill nuisance to the surrounding neighbours.

Details are to be provided to the Certifying Authority prior to the release of the construction certificate.

Reason: External post-mounted lighting to be more inconspicuous.

C. Modify Condition 64 - Unit Numbering for Multi Unit Developments (Residential, Commercial and Industrial) to read as follows:

The units within the development are to be numbered in accordance with the Australia Post Address Guidelines

(https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-01.pdf)

In this regard, the numbering is to be as per the Unit Numbering for Multi Unit Development Table available on Council's website

(<https://www.northernbeaches.nsw.gov.au/council/forms/unit-numbering-multi-unit-developments>).

External directional signage is to be erected on site at driveway entry points and on buildings and is to reflect the numbering in the table provided. Unit numbering signage is also required on stairway access doors and lobby entry doors.

It is essential that all signage throughout the complex is clear to assist emergency service providers in locating a destination within the development with ease and speed, in the event of an emergency.

Details are to be submitted with any Interim/Final Occupation Certificate or Strata Subdivision Certificate certifying that the numbering has been implemented in accordance with this condition and the Unit Numbering for Multi Unit Development Table.

Reason: To ensure consistent numbering for emergency services access.


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

Signed



Penny Wood, Planner

The application is determined on 15/02/2019, under the delegated authority of:



Rebecca Englund, Acting Development Assessment Manager