



Warringah Council

COMMERCIAL OCCUPATION/ADDITIONS/SIGNAGE/CHANGE OF USE

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Assessment Officer: Mitchell Drake

Proposal Description: Two (2) Building Identification Signs associated with Housing for Older People or People with a Disability.

Property Address: Lot 1, DP 1136948, No. 914-930 Pittwater Road, Dee Why

Application No: DA2009/0484

Report Section	Applicable	Complete & Attached
Section 1 – Code Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 2 – Issues Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 2A – SEPP 64	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 2B – Schedule 17 Car parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Section 3 – Site Inspection Analysis	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 4 – Application Determination	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Submitted Plans

Drawing No.	Title	Rev.	Dated	Prepared By
A13.01	Building Signage	F	2 July 2009	Marchese and Partners International

Photo 1: Pittwater Road Frontage



Photo 2: Dee Why Parade Entrance



Estimated Cost of Works: **\$22,000.00**

Are S94A Contributions Applicable?

Yes No



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Notification Required?

Yes No

Period of Public Exhibition?

14 days 21 days 30 days N/A

Are any trees impacted upon by the proposed

development? Yes No

Submissions Received?

Yes No

No. of Submissions: **NIL**



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SECTION 1 – CODE ASSESSMENT REPORT

ENVIRONMENTAL PLANNING INSTRUMENTS

Warringah Local Environmental Plan 2000

- Locality(s):** E4 Dee Why Parade, E16 Pittwater Road North.
- Development Definition:** Housing Ancillary Development to Housing
 Other – Building Identification Signs
- Category of Development:** Category 1 Category 2 Category 3

Desired Future Character(s):

E4 Dee Why Parade

Dee Why Parade provides a transition between the town centre and adjacent residential localities.

As such the locality will incorporate a mix of business, community and leisure uses including housing, shops and offices with apartment style housing being the predominant use on the northern side of Dee Why Parade.

The scale of development will help to achieve the transition between the town centre and surrounding localities with the buildings on the northern side of the Parade being more in keeping with the scale of existing apartment style housing in the area. New development on the southern side of Dee Why Parade will be of an increased scale although it will remain less than the scale of development in the Howard Avenue locality. On either side of Dee Why Parade articulation of building façades in such a way that they are broken into smaller elements with strong vertical proportions will be encouraged.

Future development on the southern side of Dee Why Parade is to be designed so that a 3 storey podium adjoins the sidewalk and establishes a coherent parapet line. Above the parapet line additional storeys will be set back from the front and the side boundaries so that the scale of development does not dominate Dee Why Parade and spaces are created between buildings to add interest to the skyline, reduce the mass of the building and facilitate the sharing of views and sunlight.

Minimum ceiling heights will be observed in the locality to emphasise the ground floor of buildings which incorporate uses other than housing and to maximise the amenity of dwellings and facilitate their adaptation for other purposes.

Building layout and access are to be in accordance with Map E, available at the office of the Council.

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

Yes No

E16 Pittwater Road North

The Pittwater Road North locality will incorporate a mix of business, retail and community uses including housing, shops and offices. Housing will predominantly take the form of apartment style housing with some shop-top housing where business and retail uses occur.

Future apartment style housing will be of a high standard of design that addresses public streets and spaces, creates visual interest and enables the establishment of substantial landscaping in the spaces between buildings.

Development that adjoins residential land is not to reduce the amenity enjoyed by adjoining occupants. In this regard the built form of commercial development in the locality is to provide a transition to adjacent residential development, including reasonable setbacks from side and rear boundaries, particularly above the ground floor level.



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The Dee Why RSL Club will continue to cater for the recreational and leisure needs of the community. Development involved in the further expansion of the existing approved building and carparking areas is to be assessed with regard to a masterplan for the site. This masterplan will address issues such as views, visual impact, management of traffic and impact upon the amenity of the locality.

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

Yes No

Category 1 Development with variations to BFC's (Section 2 Assessment Required)

Category 2 Development Consistency Test (Section 2 Assessment Required)

Category 3 Development Consistency Test (Section 2 Assessment Required)

BUILT FORM CONTROLS: E4 DEE WHY PARADE

<p>BUILDING HEIGHT (OVERALL):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 13m</p> <p><input checked="" type="checkbox"/> 3 Storeys</p>	<p><u>Pittwater Road</u> Proposed: 1.6m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><u>Dee Why Parade</u> Proposed: 2.65m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>BUILDING MASS:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>MINIMUM FLOOR TO CEILING HEIGHT:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>FRONT SETBACK (Pittwater Road):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 4m</p>	<p>Proposed: 1.5m</p> <p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Refer to Clause 20 Assessment.</p>
<p>FOOTPATH AWNINGS:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>CARPARKING FACILITIES:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	



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<p>SIDE BOUNDARY ENVELOPE:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 5m @ 45°</p>	<p>Boundary: <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Fully within Envelope: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>SIDE SETBACKS (Dee Why Parade):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> 900mm</p>	<p>Boundary <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Proposed: 660mm</p> <p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Refer to Clause 20 Assessment</p>
<p>LANDSCAPE OPEN SPACE:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

BUILT FORM CONTROLS: E16 PITTWATER ROAD NORTH

<p>HOUSING DENSITY:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>BUILDING HEIGHT (OVERALL):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 12 m</p> <p><input checked="" type="checkbox"/> 3 Storeys</p>	<p><u>Pittwater Road</u></p> <p>Proposed: 1.6m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><u>Dee Why Parade</u></p> <p>Proposed: 2.65m</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>FRONT SETBACK (Pittwater Road):</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>REAR SETBACK</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>SIDE BOUNDARY ENVELOPE:</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 5m @ 45°</p>	<p>Boundary: <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p>Fully within Envelope: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



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<p>SIDE SETBACKS (Dee Why Parade):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 2 m</p> <p>NOTE: The side boundary setback built form controls state:</p> <p><i>"structures not more than 1 metre above natural ground level may encroach beyond the required (4.5m) setback to within a minimum of 2 metres of a side boundary"</i></p> <p>As the signage is a separate structure from the development, the 2m setback applies.</p>	<p>Proposed: 660mm</p> <p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Refer to Clause 20 Assessment</p>
<p>LANDSCAPE OPEN SPACE:</p> <p>Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	



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GENERAL PRINCIPLES OF DEVELOPMENT CONTROL:

<p>CL38 Glare & reflections Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The signage on Dee why Parade will be subject to ca curfew of 12pn to 6am, in order to alleviate any glare issues that may be experience by residential flat buildings to the east.</p>
<p>CL39 Local retail centres Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL40 Housing for Older People and People with Disabilities Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL41 Brothels Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL42 Construction Sites Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL43 Noise Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL44 Pollutants Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL45 Hazardous Uses Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL46 Radiation Emission Levels Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL47 Flood Affected Land Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>



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<p>CL48 Potentially Contaminated Land Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: Based on the previous land uses if the site likely to be contaminated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the site suitable for the proposed land use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>CL49 Remediation of Contaminated Land Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL49a Acid Sulphate Soils Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The site is impacted upon by Class 5 acid sulphate soils in the extreme eastern section. As the signage is not proposed for to be placed within the effected area no further investigation is required in this regard.</p>
<p>CL50 Safety & Security Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL51 Front Fences and Walls Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL52 Development Near Parks, Bushland Reserves & other public Open Spaces Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL53 Signs Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Refer to Section 2 "Issues" within this report.</p>
<p>CL54 Provision and Location of Utility Services Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL55 Site Consolidation in 'Medium Density Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p>CL56 Retaining Unique Environmental Features on Site Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>



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CL57 Development on Sloping Land Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL58 Protection of Existing Flora Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL59 Koala Habitat Protection Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL60 Watercourses & Aquatic Habitats Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL61 Views Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The signage will not impact on any views from or across the subject site.
CL62 Access to sunlight Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL63 Landscaped Open Space Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL63A Rear Building Setback Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL64 Private open space Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL65 Privacy Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL66 Building bulk Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL67 Roofs Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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CL68 Conservation of Energy and Water Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL69 Accessibility – Public and Semi-Public Buildings Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL70 Site facilities Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL71 Parking facilities (visual impact) Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL72 Traffic access & safety Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL73 On-site Loading and Unloading Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL74 Provision of Carparking Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL75 Design of Carparking Areas Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL76 Management of Stormwater Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL77 Landfill Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL78 Erosion & Sedimentation Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL79 Heritage Control Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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CL80 Notice to Metropolitan Aboriginal Land Council and the National Parks and Wildlife Service Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL82 Development in the Vicinity of Heritage Items Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
CL83 Development of Known or Potential Archaeological Sites Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complies: <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No

SCHEDULES:

Schedule 4 Prohibited Signage (further assessment where appropriate under SEPP 64) Applicable: (i.e. are prohibited signs proposed?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 5 State policies Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 6 Preservation of bushland Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 7 Matters for consideration in a subdivision of land Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 8 Site analysis Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 9 Notification requirements for remediation work Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 10 Traffic generating development Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further
Schedule 11 Koala feed tree species and plans of management Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further



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<p>Schedule 12 Requirements for complying development</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>
<p>Schedule 13 Development guidelines for Collaroy/Narrabeen Beach</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>
<p>Schedule 14 Guiding principles for development near Middle Harbour</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>
<p>Schedule 15 Statement of environmental effects</p> <p>Applicable: (Category 3 only)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>
<p>Schedule 17 Carparking provision</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> FAR (refer Section 2B Issue Assessment)</p>

EPA REGULATION CONSIDERATIONS:

<p>Clause 54 & 109 (Stop the Clock)</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>	
<p>Clause 92 (Demolition of Structures)</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>	<p>Addressed via condition?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Clause 93 & 94 (Fire Safety)</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p> <p>BCA report supplied?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Addressed via condition?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further Assessment Required</p>
<p>Clause 98 (BCA)</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>	<p>Addressed via condition?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Is a Construction Certificate required?</p> <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p> <p>(BCA Assessment Required see Section 2)</p>	<p>Addressed via condition?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Disability & Discrimination Act</p> <p>Applicable:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> DAO to investigate further</p>	<p>Addressed via condition?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Amended plans required</p>



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Is a POPE (Place of Public Entertainment required?)

Yes No DAO to investigate further

Addressed via condition?

Yes No



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REFERRALS

Referral Body/Officer	Required	Response
Development Engineering	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Landscape Assessment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Bushland Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Catchment Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Aboriginal Heritage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Env. Health and Protection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
NSW Rural Fire Service	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
Energy Australia	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory



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APPLICABLE LEGISLATION/ EPI'S /POLICIES:

- EPA Act 1979**
- EPA Regulations 2000**
- Disability Discrimination Act 1992
- Local Government Act 1993**
- Roads Act 1993
- Rural Fires Act 1997
- RFI Act 1948
- Water Management Act 2000
- Water Act 1912
- Swimming Pools Act 1992;
- SEPP No. 55 – Remediation of Land**
- SEPP No. 71 – Coastal Protection
- SEPP No. 64 – Advertising & Signage**
- SEPP Infrastructure**
- SEPP BASIX
- Warringah Local Environmental Plan 2000**
- Warringah Development Control Plan**
- S94 Development Contributions Plan
- S94A Development Contributions Plan
- NSW Coastal Policy (cl 92 EPA Regulation)



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SECTION 79C EPA ACT 1979

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



Warringah Council

SECTION 2 – ISSUES

PUBLIC EXHIBITION

The subject application was publicly exhibited in accordance with the EPA Regulation 2000 and the applicable Development Control Plan.

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

STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies: Applicable? Yes No

SEPP Basix:

Applicable?

Yes No

SEPP 55 Applicable?

Yes No

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

Yes No

Is the site suitable for the proposed land use?

Yes No

SEPP Infrastructure

Applicable?

Yes No

Is the proposal for a swimming pool:

Within 30m of an overhead line support structure?

Yes No

Within 5m of an overhead power line ?

Yes No

Does the proposal comply with the SEPP?

Yes No

SEPP No. 55 – Remediation of Land

Clause 7(1)(a) of SEPP 55 requires the consent authority to consider whether land is contaminated and if the land is contaminated further consideration is required under Clauses 7(1)(b) and 7(1)(c) of the SEPP.

The site is currently the subject of a development for the construction of housing for older people or people with a disability. This proposal assessed the site with regard to any possible remediation requirements. As a result of the investigation of the site's contamination it was considered that the subject site was suitable for the development. It is considered that the site is suitable for the signage proposed and that the original investigations findings are still relevant to the site.



Warringah Council

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2000

BUILT FORM CONTROLS

As detail within Section 1 (Code Assessment) the proposed development fails satisfy the E4 Dee Why Parade Locality's Front Setback Built Form Controls and the E16 Pittwater Road North Locality's Side Boundary Setback controls, accordingly, further assessment is provided hereunder.

E4 Dee Why Parade Locality: Front Setback

Description of variations sought and reasons provided:

<p>FRONT SETBACK (Pittwater Road):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement: <input checked="" type="checkbox"/> 4m</p>	<p>Proposed: 1.5m</p> <p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Area of inconsistency with control:

The proposed signage breaches front setback built form control by 2.5m. It should be noted that the sign is attached to an existing wall, also 1.5m from the front boundary.

Merit Consideration of Non-compliance:

Objective	Comment
<i>Create a sense of openness</i>	The proposed signage is fixed to an existing wall and is 1.6m in overall height. Any sense of openness existing at the frontage of the site will not be impacted upon by the signage.
<i>Provide opportunities for landscaping</i>	Not Applicable
<i>Minimise the impact of development on the streetscape.</i>	The signage will not increase the bulk or scale of the development as it is viewed from the Pittwater Road frontage. The existing wall is 1.5m from the front boundary and the signage, being 1.6m in height, does not unreasonably increase the visual impact of the development.
<i>Maintain the visual continuity and pattern of buildings, front gardens and landscape element.</i>	Not applicable
<i>Summary.</i>	It is considered that the Clause 20 objection to the development standard with regards to front setback built form controls, be supported in the circumstances of this case.



Warringah Council

E16 Pittwater Road North Locality's Side Boundary Setback

Description of variations sought and reasons provided:

<p>SIDE SETBACKS (Dee Why Parade):</p> <p>Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 2 m</p> <p>NOTE: The side boundary setback built form controls state: <i>"structures not more than 1 metre above natural ground level may encroach beyond the required (4.5m) setback to within a minimum of 2 metres of a side boundary"</i></p> <p>As the signage is a separate structure from the development, the 2m setback applies.</p>	<p>Proposed: 660mm</p> <p>Complies: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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Area of inconsistency with control:

The proposed signage breaches the side setback built form control by 1.34m.

Merit Consideration of Non-compliance:

Objective	Comment
<i>Ensure that development does not become visually dominant by virtue of its height and bulk.</i>	The overall height of the building identification sign is 2.65m and width is 0.6m. It is considered that the size of the sign and its placement at the entry to the site, provides appropriate site identification without contributing to the overall bulk of the development.
<i>Preserve the amenity of surrounding land.</i>	The amenity of the surrounding land is preserved through the size, placement and appropriate illumination levels and the curfewing of hours of illumination. During daylight hours the sign will provide adequate site identification without visually dominating the street and at evening times, the illumination will not impact upon the surrounds in terms of glare and reflection due to appropriate levels of illumination and a curfew of 12 midnight to 6am being imposed as a condition of consent.
<i>Ensure that development responds to site topography.</i>	Not applicable
<i>Provide separation between buildings</i>	Not applicable
<i>Provide opportunities for landscaping</i>	The signage does not reduce any opportunities for landscaping.
<i>Create a sense of openness in rear yards.</i>	Not applicable
<i>Summary.</i>	It is considered that the Clause 20 objection to the development standard with regards to landscaped open space and rear setback built form controls, be supported in the circumstances of this case.



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Clause 20(1) stipulates:

“Notwithstanding clause 12 (2) (b), consent may be granted to proposed development even if the development does not comply with one or more development standards, provided the resulting development is consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.”

In determining whether the proposal qualifies for a variation under Clause 20(1) of WLEP 2000, consideration must be given to the following:

(i) General Principles of Development Control

The proposal is generally consistent with the General Principles of Development Control and accordingly, qualifies to be considered for a variation to the development standards, under the provisions of Clause 20(1) (See discussion on “General Principles of Development Control” in this report for a detailed assessment of consistency).

(ii) Desired Future Character of the Locality

The proposal is consistent with the Locality’s Desired Future Character Statement and accordingly, qualifies to be considered for a variation to the development standards, under the provisions of Clause 20(1) (See discussion on “Desired Future Character” in this report for a detailed assessment of consistency).

(iii) Relevant State Environmental Planning Policies

The proposal has been considered consistent with all applicable State Environmental Planning Policies. (Refer to earlier discussion under ‘State Environmental Planning Policies’). Accordingly the proposal qualifies / fails to qualify to be considered for a variation to the development standards, under the provisions of Clause 20(1).

As detailed above, the proposed development is considered to satisfy the requirements to qualify for consideration under Clause 20(1). It is for this reason that the variation to the Front Setback and Side Setback Built Form Controls (Development Standard) pursuant to Clause 20(1) is supported.



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OTHER MATTERS FOR FURTHER CONSIDERATION:

Section 2A - SEPP No. 64 – Advertising and Signage

Is SEPP 64 Applicable to the proposal? Yes No

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.

Matters for Consideration	Comment	Complies
<p>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?</p>	<p>The subject site is located within both the E4 Dee Why Parade and the E16 Pittwater Road North Locality.</p> <p>The E4 Dee Why Parade locality is characterised by mix of business, community and leisure uses including housing, shops and offices with apartment style housing being the predominant use.</p> <p>The E16 Pittwater Road North Locality is characterised by mix of business, retail and community uses including housing, shops and offices uses which provide advertising signage for their premises, including wall, window and pylon signs.</p> <p>The proposed development seeks the erection of two (2) Building Identification Signs on two (2) separate street frontages.</p> <p>The signage is considered to not increase impact on the surrounding locality in terms of visual dominance.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</p>	<p>The subject site is located within an existing mixed land use area with varying signage and building form. The proposed signage is considered to be satisfactory with regard to the advertising theme for the uses within the locality.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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?</p>	<p>The subject site is located within the vicinity of two (2), heritage items. The Statement of Heritage Impact supplied by the applicant and the review undertaken by Councils Heritage advisor indicates the heritage value of both the regional and local items will be retain and is not impacted upon by the proposal.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>3. Views and vistas Does the proposal obscure or compromise important views?</p>	<p>The proposed signage is designed to be a maximum of 2.65m on the Dee Why Parade boundary and 1.6m on the Pittwater Road frontage and will not obscure or compromise important views.</p> <p>In addition, the proposed signage will not result in the obscuring of views from any public or private domain.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



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<p>Does the proposal dominate the skyline and reduce the quality of vistas?</p>	<p>All proposed signage is located away from existing buildings and is of an appropriate height so as to not dominate the skyline or reduce the quality of vistas.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the proposal respect the viewing rights of other advertisers?</p>	<p>Due to the signage locations the proposed signage will not interfere with the viewing right of other advertisers.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>4. Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</p>	<p>The proposed signs are not considered to adversely impact on the surrounding streetscape, setting or landscape due to their location and their low intensity illumination.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</p>	<p>The proposed signage is consistent with the built form of the development under construction on site and is considered to be in scale with the buildings to which it will be associated. The signage will appropriately identify the entry to the site whilst adding to the visual break up of the street and adding interest to the existing amenity</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p>	<p>There is no existing signage</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<p>Does the proposal screen unsightliness?</p>	<p>There is no unsightliness to be obscured.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p>	<p>All proposed signage is not to be constructed on any existing buildings. Additionally, the height of the proposed signage (1.6m and 2.65m) does not protrude above any existing tree canopies on the site.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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?</p>	<p>The proposed signage is considered to be compatible with the scale, proportion and other characteristics of the site due to location and design.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the proposal respect important features of the site or building, or both?</p>	<p>The signage is considered to be appropriate for the site and the existing built form and as such the proposal is considered to respect any important features of the site and building.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>The proposed signage is standard in design, it is consistent with that of development on the subject site and is considered satisfactory for the proposed use.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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?</p>	<p>No safety devices, platforms, lighting devices or logos have been designed as part of the signage or structure.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>



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<p>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?</p>	<p>The location of each sign, behind the front and side boundaries and the design of the illumination, being of low intensity will not result in glare or reflection issues for pedestrians or drivers.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>Can the intensity of the illumination be adjusted, if necessary?</p>	<p>The signage is not to be floodlit or internally illuminated. The signage is lit from behind the individual lettering. It is considered that this type of low intensity illumination is appropriate for the Dee Why Parade frontage and will be adequate for the signage to identify the site from Pittwater Road. No adjustment is considered necessary for this type of illumination.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>Is the illumination subject to a curfew?</p>	<p>Conditions of Consent are to be imposed allowing the Dee Why Parade signage to be illuminated from 6am to 12 midnight . No curfew is to be imposed on the signage fronting Pittwater Road.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>8. Safety Would the proposal reduce the safety for any public road, pedestrians or bicyclists?</p>	<p>Due to the location of the proposed signage it is considered to not have any adverse impact upon the safety for any public road, pedestrians or bicyclists.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>Due to the location of the proposed signage being 660mm within the site boundary it is considered that the signage will not result in the obscuring of any sightlines.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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.

Proposal is satisfactory Yes No

Clause 53 Signs

<p>CL53 Signs</p>	<p>The number, size, shape, extent, placement and content of signs are to be limited to the extent necessary to:</p> <ul style="list-style-type: none"> • allow the reasonable identification of the land use, business, activity or building to which the sign relates, and • ensure that the sign is compatible with the design, scale and architectural character of the building or site upon which it is to be placed, and • ensure that the sign does not dominate or obscure other signs or result in visual clutter, and • ensure that the sign does not endanger the public or diminish the amenity of nearby properties. 	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
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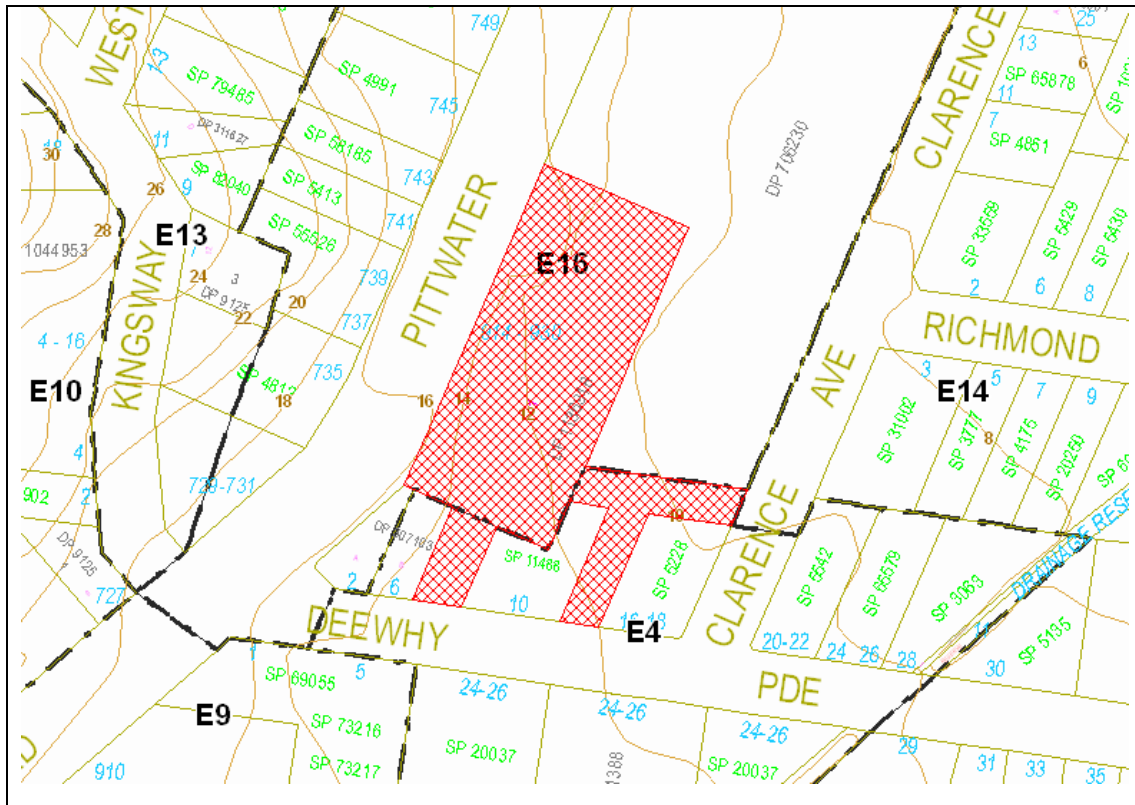
Clause 53 – Numerical controls

Control	Requirement	Proposed	Complies
Pittwater Road 1m ² per 4m of frontage	Maximum 5m ²	1.6m ²	YES
Dee Why Parade 1m ² per 4m of frontage	Maximum 5m ²	1.44m ²	YES



Warringah Council

SECTION 3 – SITE INSPECTION ANALYSIS



Site Area 6066m²

Detail existing onsite structures:

- None
- Dwelling
- Detached Garage
- Detached shed
- Swimming pool
- Tennis Court
- Cabana
- Other - Seniors Living, Under construction

Site Features:

- None
- Trees
- Under Storey Vegetation
- Rock Outcrops
- Caves
- Overhangs
- Waterfalls
- Creeks / Watercourse
- Aboriginal Art / Carvings
- Any Item of / or any potential item of heritage significance

Potential View Loss as a result of development

- Yes
- No



Warringah Council

Bushfire Prone?

Yes No

Flood Prone?

Yes No

Affected by Acid Sulphate Soils

Yes No

Refer to General Principles comment.

Located within 40m of any natural watercourse?

Yes No

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

Yes No

Located within 100m of the mean high watermark?

Yes No

Located within an area identified as a Wave Impact Zone?

Yes No

Any items of heritage significance located upon it?

Yes No

Located within the vicinity of any items of heritage significance?

Yes No

Located within an area identified as potential land slip?

Yes No

Is the development Integrated?

Yes No

Does the development require concurrence?

Yes No

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

Yes No

Have you reviewed the DP and s88B instrument?

Yes No

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

Yes No



Warringah Council

Site Inspection / Desktop Assessment Undertaken by:

<p>Does the site inspection <Section 3> confirm the assessment undertaken against the relevant EPI's <Section's 1 & 2>?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Are there any additional matters that have arisen from your site inspection that would require any additional assessment to be undertaken?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes provide detail:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

Signed

Date

Mitchell Drake, Development Assessment Officer



Warringah Council

SECTION 4 – APPLICATION DETERMINATION

Conclusion:

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

- Satisfactory
- Unsatisfactory

Recommendation:

That Council as the consent authority

- GRANT DEVELOPMENT CONSENT** to the development application subject to:
 - (a) the conditions detailed within the associated notice of determination; and
 - (b) the consent lapsing within three (3) from operation

Signed

Date

Mitchell Drake Development Assessment Officer

The application is determined under the delegated authority of:

Signed

Date

Steve Findlay Team Leader, Development Assessment