

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2016/0298
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Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 12 DP 1197725, 80 Evans Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2014/0875 granted for Demolition and Excavations works and Construction of Seniors Housing, Registered Club, Childcare Centre and associated carparking and landscaping (Harbord Diggers Club site)
Zoning:	LEP - Land zoned R2 Low Density Residential LEP - Land identified in Schedule 1 Additional Permitted Uses. Refer to attached extract of WLEP2011
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Mount Pritchard & District Community Club Ltd
Applicant:	Cerno Management Pty Ltd

Application lodged:	07/11/2016
Application Type:	Local
State Reporting Category:	Mixed
Notified:	25/11/2016 to 12/12/2016
Advertised:	Not Advertised, in accordance with A.7 of WDCP
Submissions:	3
Recommendation:	Approval

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 all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

There are no assessment issues.

SITE DESCRIPTION

Property Description:	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096
Detailed Site Description:	<p>The site is known as Lot 12 DP 1197725, No. 80 Evans Street, Freshwater. The site has an area of 15,599 square metres and is irregular in shape.</p> <p>The site is located on a visually prominent headland between South Curl Curl Beach and Freshwater Beach. The site has three street frontages; being Evans Street to the south-west, Carrington Parade to the west/north-west and Lumsdaine Drive to the north-east.</p> <p>The topography of the site is characterised by a moderate fall to the north-east from the northeastern side of the existing Harbord Diggers Club building and carpark and a gradual fall to the west on the south-west side of the existing Harbord Diggers Club building and carpark.</p> <p>The Lot known as No.80 Evans Street is currently under construction but part of the site occupied by temporary Harbord Diggers Club building and external van cafe.</p> <p>The site adjoins McKillop Park to the northeast. McKillop Park is a Crown Reserve.</p> <p>Development on the south-west side of Evans Street is characterised by apartment-style dwellings. The development to the west is generally characterised by detached style dwelling houses. The topography of the land to the west of the site has resulted in many of the dwellings to the west being elevated above the subject site.</p> <p>The site is in the vicinity of the coastal cliffs located along the northern side of Lumsdaine Drive. The coastal cliffs are identified as a heritage 'Conservation Area' in Warringah Local Environmental Plan 2011.</p>

Map:



SITE HISTORY

Development Application No. 2014/0875

This application for Demolition and Excavation works and Construction of Seniors Housing, a Registered Club, a Childcare Centre and associated car parking and landscaping (Harbord Diggers Club Site) was approved by the Joint Regional Planning Panel on 01/12/2014.

Section Application No. Mod2015/0152

This Application modified the above consent (as approved by Joint Regional Planning Panel on 23 November 2015) in the following manner:

- Deletion of basement level (basement 3) and amendments to the two basement levels above;
- Amendments to the approved registered club including the reduction of gross floor area;
- Amendments to the child care (Building C);
- a number of amendments to the Seniors Living Development; and
- Modification to a number of Conditions of Consent.

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks to Modify Development Consent No. 2014/0875 granted for Demolition and Excavation works and Construction of Seniors Housing, a Registered Club, a Childcare Centre and associated car parking and landscaping (Harbord Diggers Club Site).

Specifically, the modifications involve alterations to the approved external façade and roof layout of the approved Harbord Diggers Facility. Specifically, the application seeks to make the following amendments to the approved development:

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- Removal of part sections of sandstone wall and replacement with a white render;
- Rationalisation of the residential privacy screens;
- Minor alteration to the existing window location; and
- Alteration to rooftop plant layout.

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:
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 and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2014/0875 and Mod2015/0152, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact, as proposed amendments will not result in any additional environmental impact beyond that which would result from the approved development. The proposed amendments are relatively minor modifications to the façade of the building.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The proposed development is substantially the same as that approved pursuant to DA2014/0875 as the proposed modification would not alter the use, the bulk and scale of the building or its built form. Generally, the appearance of the approved development would remain apart from the external colour changes.
(c) it has notified the application in	The application has been publicly exhibited in

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Section 96(1A) - Other Modifications	Comments
<p>accordance with:</p> <p>(i) the regulations, if the regulations so require,</p> <p>or</p> <p>(ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and</p>	<p>accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.</p>
<p>(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.</p>	<p>See the discussion on "Public Exhibition" in this report.</p>

Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining a modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See the discussion on "Environmental Planning Instruments" in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement</p>

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Section 79C 'Matters for Consideration'	Comments
	<p>of the development application. This documentation was submitted with the subject application.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No Additional information was requested.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original 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 in the original consent.</p> <p><u>Clause 143A</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This matter has been addressed via a condition in the original consent.</p>
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 79C (1) (c) – the suitability of the site for the development	The proposed modification does not change the suitability of the site of the approved development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See the discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

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Control Plan.

As a result of the public exhibition process council is in receipt of 3 submission/s from:

Name:	Address:
Mr Reece Reynolds	22 The Drive FRESHWATER NSW 2096
William Rhodes Kugler Jr	14 / 69 Evans Street FRESHWATER NSW 2096
Ms Catherine Casey	33A McKillop Road BEACON HILL NSW 2100

The matters raised in the submissions are addressed as follows:

- **Building Height**

Concerns have been raised that the proposed modification will increase the building height of the approved development and will, therefore, result in additional view loss.

Comment:

The proposed modification building height does not seek to amend the maximum building height of any building. The heights indicated on the architectural plans represent the slab thickness which has been amended to minor extent to accommodate services within the roof. The building parapet remains the highest points of the buildings and will remain unchanged.

Accordingly, the proposed amendments will have no impact on the views or the overall bulk and scale of the building.

- **The Roof Lights**

Concerns have been raised that the proposed roof lights will protrude above the roof heights.

Comment:

The roof lights are recessed into the roof and do not protrude at any point above the approved building height. Accordingly, the concerns raised do not warrant the refusal of the application.

- **Changes to the Facade**

A submission received notes that the architectural merits of the approved development will disappear as there is clearly more emphasis on the cost reduction of the project, like the replacement of sandstone facade with the render.

Comment:

The issue of cost construction is not a matter for consideration under Section 79C of the Environmental Planning and Assessment, Act 1979. The issue relating to the proposed render used within the facades has assessed as acceptable.

MEDIATION

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

REFERRALS

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Internal Referral Body	Comments																		
Environmental Investigations (Industrial)	<table> <tr> <td>Is the proposal for an industrial use?</td><td>YES</td></tr> <tr> <td>Was sufficient documentation provided appropriate for referral?</td><td>YES</td></tr> <tr> <td>Are the reports undertaken by a suitably qualified consultant?</td><td>YES</td></tr> <tr> <td>Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation</td><td>YES</td></tr> <tr> <td>Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.</td><td>YES</td></tr> <tr> <td>If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?</td><td>N/A</td></tr> <tr> <td colspan="2"> General Comments Proposal is acceptable without conditions </td></tr> <tr> <td>Recommendation</td><td>APPROVAL - no conditions</td></tr> <tr> <td colspan="2"> Comments completed by: Omar El-Ahmad Date: 18 November 2016 </td></tr> </table>	Is the proposal for an industrial use?	YES	Was sufficient documentation provided appropriate for referral?	YES	Are the reports undertaken by a suitably qualified consultant?	YES	Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES	Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES	If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A	General Comments Proposal is acceptable without conditions		Recommendation	APPROVAL - no conditions	Comments completed by: Omar El-Ahmad Date: 18 November 2016	
Is the proposal for an industrial use?	YES																		
Was sufficient documentation provided appropriate for referral?	YES																		
Are the reports undertaken by a suitably qualified consultant?	YES																		
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES																		
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES																		
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A																		
General Comments Proposal is acceptable without conditions																			
Recommendation	APPROVAL - no conditions																		
Comments completed by: Omar El-Ahmad Date: 18 November 2016																			
Natural Environment (Biodiversity)	Council's natural environment - biodiversity section raise no objections to the proposal.																		
Parks, reserves, beaches, foreshore																			

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

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 19 - Bushland in Urban Areas

The aims of the SEPP are to protect the remnants of plant communities which were characteristic of land now within an urban area, in parcels of a size and configuration, which will enable the existing plant and animal communities to survive in the long term. The site adjoins land to which SEPP 19 applies, being land within the McKillop Reserve which is reserved for open space.

Clause 9(2) applies to land which adjoins zoned or reserved for open space purposes and requires that a public authority shall not grant development consent unless it has taken into account:

- *The need to retain any bushland on the land,*
- *The effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and*
- *Any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.*

Comment:

An assessment of the development with regards to the requirements and objectives of SEPP 19 has been carried out at the time of the assessment of the original development application and as part of the extensive ecological investigations undertaken by the applicant to support the development application.

This information has been reviewed by Council's Natural Environment Unit who raise no objections to the proposed modifications on the basis that the modifications will not compromise the values of the adjoining bushland areas with respect to the aims of SEPP 19.

SEPP 65 - Design Quality of Residential Apartment Development

The SEPP requires an assessment and consideration of any application for residential flat development against the 9 Design Quality Principles and the matters contained within the associated "*Apartment Design Guide*".

Whilst the SEPP has been amended since the determination of the original application, fundamentally the principles and design guidelines remain the same with minor amendments.

This application, as modified, does not materially alter the design of the development such that it deviates from the original assessment and conclusions made under DA2014/0875. The proposed modification to the facade will introduce render into the palette of the Evans Street and Carrington

frontages, which will assist in providing a visual interest to these facades.

The architect's design verification statement states that the proposed "White" render is proposed to assist in minimising the scale of the development, and this is achieved through two principles, firstly the render is applied to facades interspersed amongst the sandstone facades to amplify the fine-grained 'village' quality of these frontages. Secondary, the top level of these three level compositions is rendered in contrast to mostly sandstone ground and first-floor levels to visually reduce the vertical scale.

In particular, the modified proposal is consistent with the objectives and requirements of Design Quality Principle No. 9 "Aesthetics" which states that "*Good design uses a variety of materials, colours and textures.*"

In this regard, the modified proposal is considered to satisfy the requirements and objectives of the SEPP and no further assessment is made or required.

SEPP (Housing for Seniors or People with a Disability) 2004

The original development application was lodged pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP (HSPD)) as part of the development is for 'Seniors Housing'.

A comprehensive assessment of the application against the objectives and requirements of the SEPP was undertaken at the time of assessment of DA2014/0875.

The application, as modified, does not materially alter the design of the development such that it deviates from the original assessment and conclusions made under DA2014/0875.

In this regard, the modified proposal is considered to satisfy the requirements and objectives of the SEPP and no further assessment is made or required.

SEPP (Infrastructure) 2007

Clause 45

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.

Clause 104

The original application was referred to the RMS under Clause 104 of the SEPP as it provide more than 200 car parking spaces (collectively). The RMS previously advised it had no objection to the DA. There are no changes proposed to the access or the approved car parking as result of the proposed modification, therefore a new referral was not required.

Warringah Local Environment Plan 2011

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

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zone objectives of the LEP?	Yes
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Principal Development Standards

The approved development breach the maximum building height for the subject site. However, the proposed modifications would not alter the current level of compliance with the building height development standard for the subject site.

Compliance Assessment

Clause	Compliance with Requirements
2.5 Additional permitted uses for particular land	Yes
5.3 Development near zone boundaries	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B1 Wall height	7.2m	This requirement is addressed under SEPP (HSPD) 2004. Note: The building height calculation under the SEPP (HSPD) 2004 is identical to Wall Heights of WDCP 2011.	No change.	N/A
B3 Side Boundary Envelope	5m - Building E	Building F encroaches onto the building envelope	No change.	N/A
	5m - Building F	Building E encroaches onto the building envelope	No change.	N/A
B5 Side Boundary Setbacks	0.9m - Building E	Building E – minimum of 14m	No change.	N/A
	0.9m - Building - F	Building F - Nil to 5m.	No change.	N/A
B7 Front Boundary Setbacks	6.5m	<u>Basement Levels</u> Nil setbacks to all three street frontages.	No change.	N/A
		<u>Building A</u> Ground Level – 5m to 6.8m Level 1 – 4.4m to 6.2m Level 2 – 4.3m to 6.1m	No change	N/A
		<u>Building B</u> Ground Level – 4.6m to 4.7m	No change	N/A

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		Level 1 – 4.3m Level 2 – 4.2m to 4.3m		
		<u>Building C</u> Ground Level – 6.9m to Carrington Parade & 5.5m to Evans Street Level 1 – 5.9m to 7.4m to Carrington Parade & 5.5m to 7.2m to Evans Street.	No change	N/A N/A N/A
		<u>Building D</u> Ground Level & Level 1 – 5.4m to 7.5m Level 2 – 5.2m to 7.2m.	N Change	N/A
		<u>Building E</u> 6.5m on all levels Note* Front setback is not applicable to Building F.	No Change	N/A
B9 Rear Boundary Setbacks	6m	Not applicable as the site has three street frontages and no rear boundary.	N/A	N/A
D1 Landscaped Open Space and Bushland Setting	40%	This requirement is addressed under SEPP (HSPD) 2004.	No change	N/A

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
D7 Views	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

Section 94 contributions were levied on the Development 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;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

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

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

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

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

RECOMMENDATION

THAT Council as the consent authority grant approval Modification Application No. Mod2016/0298 for Modification of Development Consent DA2014/0875 granted for Demolition and Excavations works and Construction of Seniors Housing, Registered Club, Childcare Centre and associated carparking and landscaping (Harbord Diggers Club site) on land at Lot 12 DP 1197725,80 Evans Street, FRESHWATER, subject to the conditions printed below:

A. Add Condition No.1A - Modification of Consent - 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

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Drawing No.	Dated	Prepared By
DA109 - D	14/10/2016	Architectus + Chrofi
DA111 - D	14/10/2016	Architectus + Chrofi
DA112 -D	14/10/2016	Architectus + Chrofi
DA113- D	14/10/2016	Architectus + Chrofi
DA114 - D	14/10/2016	Architectus + Chrofi
DA115- D	14/10/2016	Architectus + Chrofi
DA116 - D	14/10/2016	Architectus + Chrofi
DA117 - D	14/10/2016	Architectus + Chrofi
DA150 - D	14/10/2016	Architectus + Chrofi

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Statement of Environmental Effect	25 October 2016	Urbis

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:

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

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

Signed


Lashta Haidari, Senior Development Planner

The application is determined under the delegated authority of:

Steven Findlay, Development Assessment Manager

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ATTACHMENT A

Notification Plan	Title	Date
 2016/366291	Plan - Notification	09/11/2016

ATTACHMENT B

Notification Document	Title	Date
 2016/385167	Notification Map	25/11/2016

ATTACHMENT C

Reference Number	Document	Date
 2016/366292	Report - Statement of Environmental Effects	28/10/2016
 2016/366295	Plans - Master Set	31/10/2016
 2016/366305	Plans - External	31/10/2016
 MOD2016/0298	80 Evans Street FRESHWATER NSW 2096 - Section 96 Modifications - Section 96 (1a) Minor Environmental Impact	07/11/2016
 2016/362693	DA Acknowledgement Letter - Cerno Management Pty Ltd	07/11/2016
 2016/366329	Environmental Investigations (Industrial) - Assessment Referral - Mod2016/0298 - 80 Evans Street FRESHWATER NSW 2096	09/11/2016
 2016/366293	Report - Design Verification Statement	09/11/2016
 2016/366284	Application to Modify a Consent	09/11/2016
 2016/366286	Applicants Details	09/11/2016
 2016/366291	Plan - Notification	09/11/2016
 2016/369513	Parks, Reserves and Foreshores Referral Response	11/11/2016
 2016/378988	Environmental Investigations Referral Response - industrial use	18/11/2016
 2016/380465	Development Application Advertising Document - Cerno Management Pty Ltd	21/11/2016
 2016/385032	Error Notification Letter - Mod	25/11/2016
 2016/385097	Notification Letter - Mod 627	25/11/2016
 2016/385167	Notification Map	25/11/2016
 2016/393768	General query - Request for DA details - 80 Evans Street Freshwater	01/12/2016
 2016/402651	Online Submission - Reynolds	10/12/2016
 2016/402657	Online Submission - Kugler	11/12/2016
 2016/402678	Online Submission - Casey	12/12/2016