

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2018/0916
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 13 DP 226436, 1 Pambula Place FORESTVILLE NSW 2087
Proposed Development:	Alterations and additions to a dwelling house
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Greg Bradley Armstrong Christele Jeanine Therese Le Dreau
Applicant:	Greg Bradley Armstrong
Application lodged:	31/05/2018
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	06/06/2018 to 22/06/2018
Advertised:	Not Advertised
Submissions Received:	2
Recommendation:	Approval
Estimated Cost of Works:	\$ 353,000.00

ASSESSMENT INTRODUCTION

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

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

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

SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - B7 Front Boundary Setbacks

Warringah Development Control Plan - B9 Rear Boundary Setbacks

Warringah Development Control Plan - D7 Views

SITE DESCRIPTION

Property Description:	Lot 13 DP 226436 , 1 Pambula Place FORESTVILLE NSW 2087
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the western side of Pambula Place (at the western end of Brown Street), Forestville.</p> <p>The site is irregular in shape with a frontage of 32.43m along Pambula Place and a depth of 7.065m along the southern side boundary and 34.605m along the northern side boundary. The site has a surveyed area of 667.2m².</p> <p>The site is located within the R2 Low Density Residential zone and accommodates is a brick and colorbond roofed dwelling consisting of 4 bed rooms, ensuite and bathroom, kitchen, and associated living areas spread over three levels.</p> <p>There are 3 beds, bath and family room on the lower level.</p> <p>The mid level is the main living area with galley style kitchen, laundry and small dining alcove adjacent to the entry area.</p> <p>The upper level consists of a lounge room and main bed room with ensuite and study nook.</p> <p>Vehicular access is via a short steep paved drive to the existing double garage.</p> <p>The remaining available areas on site are landscaped gardens and with a concrete swimming pool with surrounding paved deck.</p> <p>The site is steep with a sloping grade of 28% .</p> <p>The site has a number of native and exotic species of plants, trees and shrubs.</p>

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by one, two and three storey dwellings with landscaped gardens and associated outbuildings/structures.

Map:



SITE HISTORY

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

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

PROPOSED DEVELOPMENT IN DETAIL

The proposal is for alterations and additions to a dwelling house.

Works are as follows:-

- Extension to the northeastern corner for a dining/family room to connect to the existing kitchen area at the front of the dwelling on the ground floor level with built in cupboards at the western end of the kitchen; and
- Extension to the northwestern corner to extend a new bedroom with a small juliette balcony facing to the west with built in cupboards from the existing study area on the upper floor level.

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

Section 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has 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 of 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 of consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact</p>

Section 4.15 Matters for Consideration'	Comments
	The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

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

Name:	Address:
Terence Joseph O'Rourke	2 Pambula Place FORESTVILLE NSW 2087
Catherine Anne O'Rourke	2 Pambula Place FORESTVILLE NSW 2087

The following issues were raised in the submissions and each have been addressed below:

- Documentation;
- Height and bulk;
- Side boundary envelope;
- Views;
- Overshadowing;
- Privacy;
- Visual and acoustic amenity; and
- Horizontal element over door unit (dining/family room)

The matters raised within the submissions are addressed as follows:

- Documentation;

Comment: Issues were raised in relation to the accuracy of the plans lodged and additional amended plan submitted later with this application. Council has reviewed the information, undertaken a number of site inspections and completed a detailed analysis of all plans and relevant documentation and considers the information submitted in sufficient complete an

assessment of this application.

It is considered that this issue does not warrant refusal of the proposed subject to condition(s).

- Height and bulk

Comment: The proposed alterations are compliant with all relevant controls of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011 in relation to height and building bulk which include building height (overall and wall height), side setbacks and the side boundary envelopes (with the allowable encroachment for the roof on the eastern elevation). Additionally, the alterations demonstrate sufficient spatial separation from the adjoining dwelling to the north (No. 2 Pambula Place), adequate articulation and varying roof pitches to ensure the proposal is compliant with Part D9 Building Bulk.

Given the above it is considered that issue does not warrant refusal of the proposal subject to condition(s).

- Side boundary envelope

Comment: Issues were raised in relation to the side boundary envelope on the northern elevation of the dwelling. The existing and proposed side setback is 2.11m (this also due to the stormwater easement which runs along the northern side boundary). Amended plans were submitted to Council demonstrates envelope plane, which indicates that a small portion of the roof within the envelope which is an allowable encroachment under Part B3 Side Boundary Envelope Setbacks of the Warringah Development Control Plan 2011.

Given the above it is considered that issue does not warrant refusal of the proposal subject to condition(s).

- Views

Comment: An assessment has undertaken under Part D7 Views of the WDCP 2011 and considered the view loss over the side boundary from No. 2 Pambula Place. It is considered that views to the west, north west and south west will be maintained ensuring that the proposed development maintains reasonable view sharing and demonstrates compliance with Part D7 Views and the View Sharing Principles of Tenacity vs Warringah Council.

Given the above it is considered that issue does not warrant refusal of the proposal subject to condition(s).

- Overshadowing

Comment: Issues were raised in relation to overshadowing from No. 2 Pambula Place during the Summer Solstice - December 21. It is noted that No. 2 Pambula Place is located to the north of the subject property and therefore receives the required provisions of solar access to the principal private open space during the winter solstice (in excess of 3 hours - June 21) which is the requirement under this part of the WDCP.

A review of the summer solstice shadow diagram at 9am was undertaken and it is noted some additional shade will be cast by the proposed development. However, this reduction of shadowing is not sufficient to warrant amendment and/or refusal of the application.

Given the above it is considered that issue does not warrant refusal of the proposal subject to condition(s).

- Privacy

Comment: Issues were raised in relation to privacy to the principal private open space by the proposed development. The small Juliette balcony off the master bedroom will be conditioned with a privacy screen to the northern elevation to ensure reasonable amenity to No. 2 Pambula Place.

Additional issues in relation to bedroom room window located on the southern elevation of No. 2 Pambula Place regarding the proposed aluminium sliding door on the northern elevation for the proposed family/dining room at No. 1 Pambula Place (subject site).

It is considered that the position of the door may create privacy issues to the No. 2 Pambula Place. Additionally, it is noted the objectives under Part D8 Privacy of WDCP 2011 states: -

- *"To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors."*

And the requirements:-

It is considered that the location of the sliding door may not provide a high level of visual and acoustic privacy for the neighbours and therefore a condition will be applied for the sliding door to be replaced by window(s) which will still allow for adequate light and ventilation to this room.

Given the above it is considered that issue does not warrant refusal of the proposal subject to this specific condition (replacing sliding door with a window(s) on the northern elevation of the dining/family room).

- Visual and acoustic amenity

Comment: As stated above Council has considered the location of sliding door which is proposed to be located along the northern side boundary (north east corner) to create potential amenity issues. Under the objectives of Part D3 Noise of the WDCP 2011 it states the following:-

- *"To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors."*

As stated above it is deemed that proximity combined with the use of this area as the family/dining room, which is a highly used area will create amenity issues on No. 2 Pambula Place. A condition will be applied for the sliding door to be replaced with a window(s) to ensure

adequate and light and ventilation to this area.

Given the above it is considered that issue does not warrant refusal of the proposal subject to this specific condition (replacing sliding door with a window(s) on the northern elevation of the dining/family room).

- Horizontal element over door unit (dining/family room)

Comments: The proposed horizontal element over the dining/family room is shading device over the sliding door unit to ensure compliance with the BASIX requirements as this part of the dwelling faces due north and will sustain potential heat gains during the warmer parts of the year (particularly summer). Subject to sliding door been replaced with a window(s) via condition (as mentioned above) it is considered that element will have minimal impacts on No. 1 Pambula Place and considered reasonable.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
Landscape Officer	No objections subject to conditions.
NECC (Development Engineering)	No objection to approval, subject to conditions as recommended.
Parks, reserves, beaches, foreshore	No objections.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.
NSW Rural Fire Service – local branch (s79BA EPAA)	No objections subject to conditions.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)*

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

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

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

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

SEPP 55 - Remediation of Land

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

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. A316968 dated 20 May 2018).

A condition has been included in the recommendation of this report requiring compliance with the commitments indicated in the BASIX Certificate.

SEPP (Infrastructure) 2007

Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

Warringah Local Environmental Plan 2011

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

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	8.5m	6.45m	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Part 2 Permitted or prohibited development	Yes
2.7 Demolition requires consent	Yes
Land Use Table	Yes
Part 4 Principal development standards	Yes
4.3 Height of buildings	Yes
Part 6 Additional Local Provisions	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B1 Wall height	7.2m	6.2m	N/A	Yes
B3 Side Boundary Envelope	4m (north)	Within	N/A	Yes
	4m (south)	Within	N/A	Yes
B5 Side Boundary Setbacks	0.9m (north)	2.11	N/A	Yes
	0.9m (south)	25.7m	N/A	Yes
B7 Front Boundary Setbacks	6.5m	5.992m	7.8%	No
B9 Rear Boundary Setbacks	6m	4.485m	33.6%	No
D1 Landscaped Open Space (LOS) and Bushland Setting	40%	44.75%	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part A Introduction	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
Part B Built Form Controls	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	No	Yes
B9 Rear Boundary Setbacks	No	Yes
Part C Siting Factors	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Part D Design	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
Part E The Natural Environment	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B7 Front Boundary Setbacks

Description of non-compliance

The proposed front setback for the dining/family room is 5.992m from the front boundary. It is noted that the site topography, limited level areas and combined with a irregular boundary configuration has contributed to these non compliances.

Merit consideration:

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

- *To create a sense of openness.*

Comment: The proposed dining/family room is located well below street level and therefore will maintain a sense openness to the streetscape of Pambula Place. The front facade of the dwelling is well articulated creating a sense of openness to the streetscape.

It is considered that the proposed development satisfies this merit consideration.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

Comment: The proposed dining/family room will maintain the existing visual continuity and pattern of buildings and landscaped elements within the vicinity ensuring the development will demonstrate compliance with this merit consideration

- *To protect and enhance the visual quality of streetscapes and public spaces.*

Comment: The proposed dining/family room will protect and enhance the visual quality of the existing streetscape of Pambula Place and adjoining public spaces ensuring the development will demonstrate compliance with this merit consideration.

- *To achieve reasonable view sharing.*

Comment: The proposed development has been designed to ensure reasonable view sharing is maintained.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

B9 Rear Boundary Setbacks

Description of non-compliance

The rear setback of 4.485m to the balcony encroaches the rear boundary setback by 1.515m. It is noted that the site has a steep slope and irregular boundary configuration.

Merit consideration:

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

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

Comment: The proposed development will allow for opportunities for deep soil landscape areas on the site. Significant areas of landscaped areas will remain on the site ensuring compliance with this merit consideration.

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

Comment: The encroachment (1.515m) of the western edge of the Juliette balcony will be virtually undetectable given the orientation of the dwelling to the rear boundary and the site been located adjacent to unmade reserve (Brown Street) and National Park beyond (which located to the west and south of the site). It is considered that a sense of openness in the rear yard will be maintained ensuring compliance with this merit consideration.

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

Comment: Given the location of the site (adjacent to a unmade road reserve) it is considered that the amenity of the adjoining properties is maintained to a reasonable level and ensure views are also maintained.

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

Comment: The proposed development demonstrates generally consistency with the existing visual continuity and pattern of buildings, rear garden and landscape elements within the vicinity ensuring compliance with this merit consideration.

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

Comment: The proposed development will maintain adequate opportunities for privacy between dwellings (subject to additional condition(s) given the site been located adjacent to a unmade road reserve and substantial spatial separation to adjoining and surrounding properties.

Given the above it is considered that the proposal demonstrates compliance with this merit consideration.

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

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

D7 Views

Merit consideration

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

- *To allow for the reasonable sharing of views.*

Comment:

In determining the extent of potential view loss to adjoining and nearby properties, the four (4) planning principles outlined within the Land and Environment Court Case of Tenacity Consulting Pty Ltd Vs Warringah Council (2004) NSWLEC 140, are applied to the proposal.

1. Nature of the views affected

"The first step is the assessment of the views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured".

Comment to Principle 1:

The view from No. 2 Pambula Place is bushland views.

2. What part of the affected property are the views obtained

"The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic".

Comment to Principle 2:

The view is achieved over the southern side boundary.

3. Extent of impact

"The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating".

Comment to Principle 3:

The view loss is considered minor.

4. Reasonableness of the proposal that is causing the impact

"The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable."

Comment to Principle 4:

A variation to the rear boundary setback and front boundary setback are proposed by the development. It is noted that No. 1 Pambula Place has an irregular lot configuration and is located on steep terrain. Given the impact of the views to the south (over a side boundary) are minor it is considered that the proposal is reasonable and the variations can be supported in this instance.

- *To encourage innovative design solutions to improve the urban environment.*

Comment: The proposed development demonstrates sufficient innovation with varying setbacks, materials and differing roof forms to ensure consistency with this merit objective.

- *To ensure existing canopy trees have priority over views.*

Comment: The existing canopy trees in the area will be maintained and are not impacted by the proposed development.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in S1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018		
Contribution based on a total development cost of \$ 353,000		
Contributions	Levy Rate	Payable
Total Section 7.12 Levy	0.95%	\$ 3,354
Section 7.12 Planning and Administration	0.05%	\$ 177
Total	1%	\$ 3,530

CONCLUSION

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

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

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

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

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

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

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2018/0916 for Alterations and additions to a dwelling house on land at Lot 13 DP 226436, 1 Pambula Place, FORESTVILLE, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

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

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Sheet 1 of 16	May 2018	G M Kett Pty Ltd
Sheet 2 of 16	May 2018	G M Kett Pty Ltd
Sheet 3 of 16	May 2018	G M Kett Pty Ltd
Sheet 4 of 16	May 2018	G M Kett Pty Ltd
Sheet 5 of 16	May 2018	G M Kett Pty Ltd
Sheet 6 of 16	May 2018	G M Kett Pty Ltd
Sheet 7 of 16	May 2018	G M Kett Pty Ltd
Sheet 8 of 16	May 2018	G M Kett Pty Ltd
Sheet 9 of 16	May 2018	G M Kett Pty Ltd
Sheet 11 of 16	May 2018	G M Kett Pty Ltd
Sheet 15 of 16	May 2018	G M Kett Pty Ltd
Sheet 16 of 16	May 2018	G M Kett Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Assessment & Compliance Report	9 April 2018	Sydney Bushfire Consultants
Bushfire Risk Assessment Certificate	9 April 2018	Sydney Bushfire Consultants
Preliminary Geotechnical Assessment	27 March 2018	Ascent Geotechnical Consulting

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
Sheet 10 of 16	May 2018	G M Kett Pty Ltd

Waste Management Plan		

Drawing No.	Submitted	Prepared By
Waste Management Plan	31 May 2018	Greg Armstrong

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

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

2. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The proposed sliding door for the dining/family room is to be replaced with a window(s) measuring up to a maximum - width up to 2.3m and height of no more than 1m.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land. (DACPLB02)

3. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
NSWRFS	Referral - RFS - 1 Pambula Place Forestville	10 August 2018

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

4. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or

demolition work is being carried out, but must be removed when the work has been completed.

- (d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
- (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
 - (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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

Reason: Legislative Requirement (DACPLB09)

5. General Requirements

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
- 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 8.00 am to 1.00 pm inclusive on Saturday,
 - No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (e) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (h) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (j) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- (k) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

- (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:
 - (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2008
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
- (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
- (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
- (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

FEES / CHARGES / CONTRIBUTIONS

6. Policy Controls

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018		
Contribution based on a total development cost of \$ 353,000.00		
Contributions	Levy Rate	Payable
Total Section 7.12 Levy	0.95%	\$ 3,353.50
Section 7.12 Planning and Administration	0.05%	\$ 176.50
Total	1%	\$ 3,530.00

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

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

Reason: To provide for contributions in accordance with Northern Beaches Council Contributions Plan 2018.

7. **Security Bond**

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

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

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

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

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

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

8. **Stormwater Disposal from Low Level Property**

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

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

9. **Certification of Structures Located Adjacent to Council Pipeline or Council Easement**

All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Water Management Policy; (in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification). Any proposed landscaping within a Council easement or over a drainage system is to consist of ground cover or turf only (no trees are permitted) - Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance are to be submitted to the Certifying Authority for approval prior to

the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure

10. **Pre-Construction Stormwater Assets Dilapidation Report**

Survey a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

The pre-construction / demolition dilapidation report must be submitted to Council for approval and the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure

11. **Compliance with Standards**

The development is required to be carried out in accordance with all relevant Australian Standards.

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

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

12. **External Finishes to Roof**

The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

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

13. **Privacy Screen**

A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost northern edge of the balcony located off the bedroom (BED 1) as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

Reason: In order to maintain privacy to the adjoining / nearby property. (DACPLC06)

14. Sewer / Water Quickcheck

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

Please refer to the website www.sydneywater.com.au for:

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

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

15. Waste Management Plan

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

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

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

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

16. Tree protection

(a) Existing trees which must be retained

- i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DAKLAD01)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

17. Maintenance of Road Reserve

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

Reason: Public Safety.

18. Waste Management During Development

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

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

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

19. Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLAEO3)

20. Protection of rock and sites of significance

a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features (DACLAEOG1)

21. Installation and Maintenance of Sediment Control

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

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

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

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

22. **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development

23. **Post-Construction Dilapidation Survey**

A post-construction Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset in order to determine if the asset has been damaged by the works. Council's Guidelines are available at

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

The post construction dilapidation report must be submitted to the Council for review and the Principal Certifying Authority prior to the issue of the Occupation Certificate. Any damaged to Council's stormwater infrastructure is to be rectified in accordance with Council's technical specifications prior to the release of the security bond.

Reason: Protection of Council's Infrastructure

24. **Removal of All Temporary Structures/Material and Construction Rubbish**

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure bushland management. (DACPLF01)

25. **Waste Management Confirmation**

Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

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

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

Signed




Phil Lane, Principal Planner

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




Steven Findlay, Manager Development Assessments







ATTACHMENT A

Notification Plan	Title	Date
 2018/336782	Plans - Notification	08/05/2018

ATTACHMENT B

Notification Document	Title	Date
 2018/342928	Notification Map	05/06/2018

ATTACHMENT C

Reference Number	Document	Date
 2018/336795	Report - Preliminary Geotechnical	27/03/2018
 2018/336797	Report - Bushfire Risk Assessment Certificate	09/04/2018
 2018/336799	Report - Bushfire	09/04/2018
 2018/336780	Plans - Survey	10/04/2018
 2018/336782	Plans - Notification	08/05/2018
 2018/336786	Report - Statement of Environmental Effects	21/05/2018
 2018/336788	Report - BASIX Certificate	23/05/2018
 2018/336813	Plans - Master Set	23/05/2018
 2018/336803	Plans -Stormwater	23/05/2018
 2018/336791	Report - Waste Management	29/05/2018
 2018/336779	Cost Summary Report	29/05/2018
 DA2018/0916	1 Pambula Place FORESTVILLE NSW 2087 - Development Application - Alterations and Additions	31/05/2018
 2018/332771	DA Acknowledgement Letter - Greg Bradley Armstrong	31/05/2018
 2018/336776	Development Application Form	01/06/2018
 2018/336778	Applicant Details	01/06/2018
 2018/336802	Plans - BASIX Notes	01/06/2018
 2018/336808	Plans - Certification of Shadow Diagrams with Plans	01/06/2018
 2018/336810	Plans - External	01/06/2018
 2018/336812	Plans - Internal	01/06/2018
 2018/342895	ARP Notification Map	05/06/2018
 2018/342912	DA Acknowledgement Letter (not integrated) - Greg Bradley Armstrong	05/06/2018
 2018/342928	Notification Map	05/06/2018
 2018/342938	Notification Letter - 6	05/06/2018
 2018/381853	Submission - O'Rourke	21/06/2018
 2018/382424	Submission Acknowledgement Letter - Terence Joseph O'Rourke - SA2018/381853	22/06/2018
 2018/388071	DA 2018-916 no 1 Pambula PLace Forestville	25/06/2018
 2018/388069	Re: DA 2018-916 no 1 Pambula Place Forestville	25/06/2018
 2018/388067	height Plane envelope	25/06/2018
 2018/388068	Envelope Diag	26/06/2018

	2018/388072	9am December-Summer-Shadow plan	26/06/2018
	2018/442523	Landscape Referral Response	11/07/2018
	2018/449832	Engineering Referral Response	14/07/2018
	2018/453330	Submission - O'Rourke	16/07/2018
	2018/453844	Submission Acknowledgement Letter - Terence Joseph O'Rourke & Catherine Anne O'Rourke - SA2018/453330	17/07/2018
	2018/479943	Referral - RFS - 1 Pambula Place Forestville	31/07/2018
	2018/513329	Referral - RFS - 1 Pambula Place Forestville	10/08/2018
	2018/574609	Parks and Recreation Referral Response	04/09/2018