

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2018/0284
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 21 DP 788398, 1 Beatty Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA0273/2006 granted for alterations and additions to the existing dwelling house
Zoning:	Manly LEP2013 - Land zoned E3 Environmental Management
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Mark Francis O'Toole Clare Antoinette Nairn
Applicant:	DBCF Pty Ltd
Application lodged:	08/06/2018
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	12/06/2018 to 28/06/2018
Advertised:	Not Advertised
Submissions Received:	2
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 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.

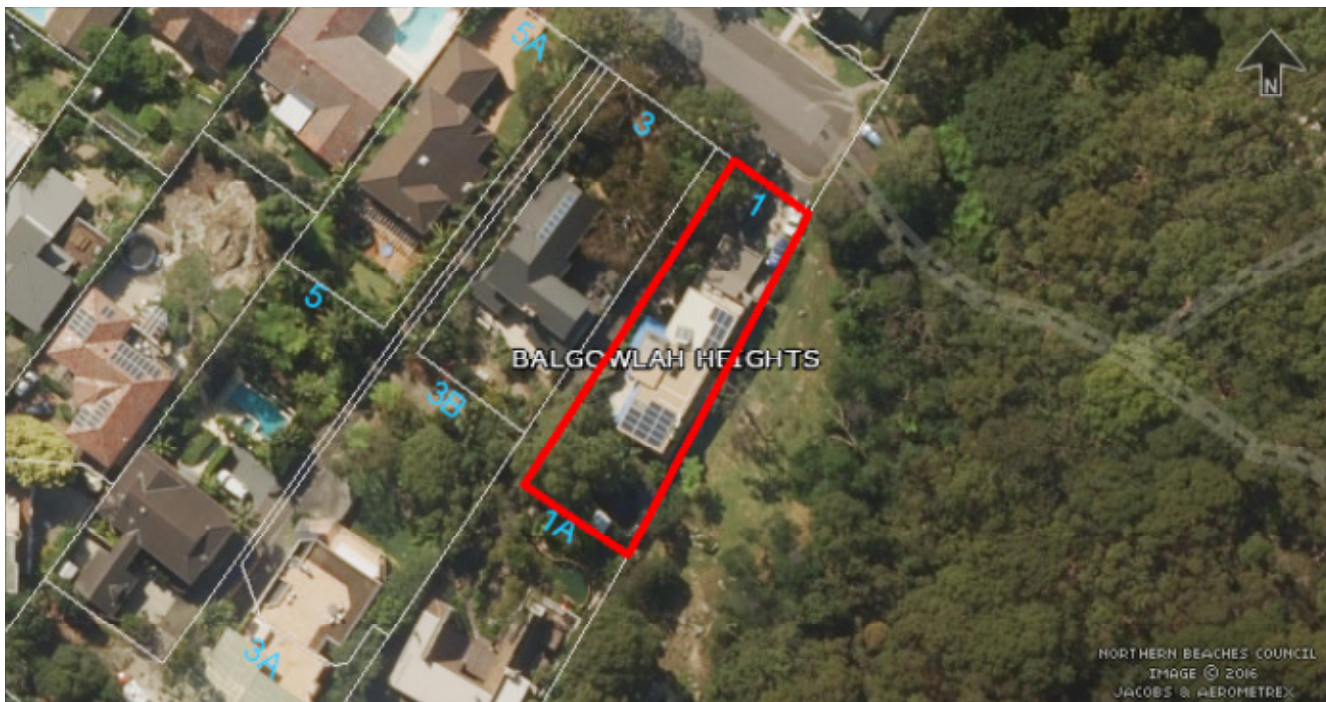
SUMMARY OF ASSESSMENT ISSUES

Manly Development Control Plan - 4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

SITE DESCRIPTION

Property Description:	Lot 21 DP 788398 , 1 Beatty Street BALGOWLAH HEIGHTS NSW 2093
Detailed Site Description:	<p>The subject site is commonly known as 1 Beatty Street, Balgowlah and legally described as Lot 21 within DP788398. The subject site is located at the top of a cul-de-sac on the southern side of Beatty Street. The site is irregular in shape and has an area of 706.8m². The site has a 12.19m frontage to Beatty Street to the north, rear boundary of 16.16m to the rear and respective side boundary lengths of 50m to the east and west. The site falls from rear to front between 4.5m and 8.2m and has a cross fall of approximately 3.8m from west to east at the rear.</p> <p>The site is located adjacent Sydney Harbour National Park to the east and is adjoined by residential dwellings to the south and west. A right-of-carriageway occupies a portion of land on the western side of the site at the front. The site forms the front lot of a battle-axe subdivision.</p> <p>Driveway access is provided at the front of the site on the eastern side to a double garage. Construction works have commenced for the approved works under DA273/06 for alterations and additions to the existing dwelling.</p>

Map:



SITE HISTORY

Previous approvals on site:

DA273/2006- S96(1A)- Part 8- Application to modify approved alterations and additions to an existing two (2) storey dwelling including addition of a basement double garage (APPROVED)

DA273/2006- S96(2)- Part 7- Relocation of the garage, garage door and associated realignment of the driveway; internal modifications to the garage; relocation of the water tank; reinstatement of planter boxes to the garage roof; new roof garden; new cladding; and minor addition and new windows to the western elevation. (APPROVED)

DA273/2006- S96(2)- Part 6- (CANCELLED)

DA273/2006- S96(2)- Part 5- Extension of the master bedroom, increase in parapet height by 200mm and external and internal modifications. (APPROVED)

DA273/2006- S96(2)- Part 4- Modification for reduction in scope of approved works and deletion of conditions No ANS02-ANS10 inclusive In relation to bushfire protection. (APPROVED)

DA273/2006- S96(1a)- Part 3- Addition of planter box to the first floor terraces, new retaining wall to ground floor and deletion of conditions 88, 95 and 100 in relation to the requirement for on-site detention. (APPROVED)

DA273/2006- S96(1a)- Part 2- Involving the deletion of condition No. ANS01. (APPROVED)

DA273/2006- alterations and additions to an existing two (2) storey dwelling including addition of a basement double garage. (APPROVED)

PROPOSED DEVELOPMENT IN DETAIL

The proposed modification is for the following changes to the approved alterations and additions:

- Amending stairs and landing inside and outside of garage at the eastern elevation.
- Change setback to garage from right of way to 520mm from 550mm
- Remove planter box from garage
- Metal roof behind parapet to be Surfmist colour by colourbond.
- Deletion of condition ANS16 which refers to wall that was previously deleted under a modification.

It is noted that the previous report (DA273/2006 S96(1A)- Part 8) made reference to the removal of the privacy wall in the description of the proposal and in the assessment of privacy. The consent plans also showed the removal of this previously approved wall. As such the following condition is to be deleted:

ANS16

The proposed rendered brick wall on the western side of the building is not to exceed 1.8m above natural ground level at any point and be stepped to reflect the slope of the land. Details are to be submitted to the Council / Accredited Certifier, prior to the issue of the Construction Certificate.

An email was received from the applicant on 2 August 2018 to request that the removal of the garage planter box would no longer form a part of the application. This did not require re-notification, consistent with the Manly DCP, 2013. As such a relevant condition has been imposed.

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 Reports for all parts of DA273/2006, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.15(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to	

Section 4.15(1A) - Other Modifications	Comments
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.
(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 development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA273/2006.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (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	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Manly Local Environment Plan 2011 and Manly Development Control Plan.
(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.	A submission has been made and addressed in this report.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of 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	Manly Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any	None applicable.

Section 4.15 'Matters for Consideration'	Comments
planning agreement	
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 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 of the development application. This clause is not relevant to this 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 clause is not relevant to this application.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</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>
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 Manly Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
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 'Matters for Consideration'	Comments
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” 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:
Michael David Moore	1B Beatty Street BALGOWLAH HEIGHTS NSW 2093
Mrs Susannah Danielle Moore	1 B Beatty Street BALGOWLAH HEIGHTS NSW 2093

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

- Objection to deletion of previously approved design without reasonable justification of rationale.
- Concern for removal of planter box in relation to visual impact
- Objection to colour of roof cladding and reference made to conditions ANS28 *"The external colour scheme and finishes for all new cladding along the western elevation is to be non-reflective and sympathetic to the existing building on the site and landscape setting. Reason: To minimise any adverse visual impact of the development on the surrounding area."*
- The impact on privacy of deleting the wall at the western elevation.
- Concern for location of garbage storage area, clothes line and fence as a result of the modification to the stairs
- Objection to retrospective approval based on "as-built"
- Request for condition regarding roof colour and condition for landscape plan.

The matters raised within the submissions are addressed as follows:

- Objection to deletion of previously approved design without reasonable justification of rationale.
Comment:
This application is for a modification to the approved design under Section 4.55 of the Environmental Assessment Act. The new proposed design has been considered to be appropriate in accordance with the legislation and local policies.

- Concern for removal of planter box in relation to visual impact
Comment:
 As requested by the applicant, the removal of the planter box no longer formed a part of the application and as such a relevant condition has been imposed.
- Objection to colour of roof cladding and reference made to conditions ANS28 "*The external colour scheme and finishes for all new cladding along the western elevation is to be non-reflective and sympathetic to the existing building on the site and landscape setting. Reason: To minimise any adverse visual impact of the development on the surrounding area.*"
Comment:
 A condition has been imposed to ensure the planter box remains. There are no changes proposed to the approved roof.
- The impact on privacy of deleting the wall at the western elevation.
Comment:
 This wall was previously deleted under the last modification. This previous report (for DA273/2006 S96-Part 8) gave a detailed assessment of privacy in relation to the deletion of this wall.
- Concern for location of garbage storage area, clothes line and fence as a result of the modification to the stairs
Comment:
 Given physical separation from neighbouring properties, the locations of these areas are reasonable.
- Objection to retrospective approval based on "as-built"
Comment:
 An assessment of the works have been undertaken with regards to Windy Dropdown Pty Ltd v Warringah Council [2000] NSWLEC 240. This decision set the precedent that modification applications could be retrospectively approved.
- Condition for landscape plan.
Comment:
 The landscaping information provided was adequate given the scope of the works.

MEDIATION

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

REFERRALS

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.

External Referral Body	Comments
NSW Rural Fire Service – local branch (s79BA EPAA)	The NSW Rural Fire service provided a letter which has been added as a reference document for this consent.

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)

Nil

Manly Local Environmental Plan 2013

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
As existing and approved.

Compliance Assessment

Clause	Compliance with Requirements
6.2 Earthworks	Yes
6.4 Stormwater management	Yes
6.5 Terrestrial biodiversity	Yes
6.9 Foreshore scenic protection area	Yes
6.12 Essential services	Yes

Manly Development Control Plan

Built Form Controls

Built Form Controls	Requirement	Approved	Proposed	Complies
4.1.2.1 Wall Height (Garage)	West: 7.1m (based on gradient 1:10)	3.8m	3.8m	Yes.
4.1.2.2 Number of Storeys (garage)	2	1	1	Yes.

4.1.4.1 Street Front Setbacks	Prevailing building line / 6m	>6m	>6m	Yes.
4.1.4.2 Side Setbacks and Secondary Street Frontages	1.27m (based on wall height)	2.3m	2.6m	Yes.
4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas	Maximum 50% of frontage up to maximum 6.2m	8.596m	8.896m	No, see comments.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
3.1 Streetscapes and Townscapes	Yes	Yes
3.1.1 Streetscape (Residential areas)	Yes	Yes
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	Yes	Yes
3.4.1 Sunlight Access and Overshadowing	Yes	Yes
3.4.2 Privacy and Security	Yes	Yes
3.4.3 Maintenance of Views	Yes	Yes
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	Yes	Yes
3.7 Stormwater Management	Yes	Yes
3.8 Waste Management	Yes	Yes
3.10 Safety and Security	Yes	Yes
4.1 Residential Development Controls	Yes	Yes
4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)	Yes	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	Yes	Yes
4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)	No	Yes
5.4.1 Foreshore Scenic Protection Area	Yes	Yes

Detailed Assessment

4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

Description of non-compliance

The proposal exceeds the control for maximum width of the frontage. The control is for no greater than 50% up to a maximum of 6.2m. The proposed approved garage is 8.596m and the approved garage is 8.896m.

Merit consideration:

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

Objective 1) To provide accessible and adequate parking on site relative to the type of development and the locality for all users (residents, visitors or employees).

Comment:

The proposed garage is well setback from the street and provides accessible and adequate car parking.

Objective 2) To reduce the demand for on-street parking and identify where exceptions to onsite parking requirements may be considered in certain circumstances.

Comment:

The approved/proposed garage reduces the demand for car parking on site.

Objective 3) To ensure that the location and design of driveways, parking spaces and other vehicular access areas are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact in the streetscape.

Comment:

Despite the non-compliance of the garage with the control for the width at the frontage, the compliant setback and location at the end of the street provide a reasonable minimisation of visual impact in this circumstance.

Objective 4) To ensure that the layout of parking spaces limits the amount of site excavation in order to avoid site instability and the interruption to ground water flows.

Comment:

The garage is at ground level and reasonably minimises excavation.

Objective 5) To ensure the width and number of footpath crossings is minimised.

Comment:

The proposed garage has one associated driveway to provide access for the compliant number of 2 car parking spaces on site. This is a reasonable minimisation of width and number of driveway crossings.

Objective 6) To integrate access, parking and landscaping; to limit the amount of impervious surfaces and to provide screening of internal accesses from public view as far as practicable through appropriate landscape treatment.

Comment:

Given the existing landscaping on site and the substantial front setback from the public view, landscape treatment is not essential in this circumstance to ensure that the access and car parking is appropriate.

Objective 7) To encourage the use of public transport by limiting onsite parking provision in Centres that are well serviced by public transport and by encouraging bicycle use to limit traffic congestion and promote clean air.

Comment:

The subject site is in an area where on site car parking is appropriate.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of MLEP 2013 / MDCP and the objectives specified in section 1.3(a) 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

Manly Section 94 Development Contributions Plan

S94 Contributions are not applicable to this application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Manly Local Environment Plan;
- Manly 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 to Modification Application No. Mod2018/0284 for Modification of Development Consent DA0273/2006 granted for alterations and additions to the existing dwelling house on land at Lot 21 DP 788398, 1 Beatty Street, BALGOWLAH HEIGHTS, 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		
Drawing No.	Dated	Prepared By
DWG107B- Proposed Ground Floor Plan	28.05.2018	DBCF Pty Ltd
DWG108B- Proposed First Floor Plan	28.05.2018	DBCF Pty Ltd
DWG110B- Proposed North Elevation	28.05.2018	DBCF Pty Ltd
DWG111B- Proposed West Elevation	28.05.2018	DBCF Pty Ltd
DWG112B- Proposed East Elevation	28.05.2018	DBCF Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Letter from NSW Rural Fire Service- DA/5922	26 June 2018	RFS

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)

B. Delete Condition ANS16 which reads as follows:

ANS16

The proposed rendered brick wall on the western side of the building is not to exceed 1.8m above natural ground level at any point and be stepped to reflect the slope of the land. Details are to be submitted to the Council / Accredited Certifier, prior to the issue of the Construction Certificate.

C. Add Condition ANS29- Planter Box to read as follows:

The approved planter box is to remain and all notations of removing the planter box are to be deleted

from the plans.

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

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

Signed




Thomas Prosser, Planner

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




Rodney Piggott, Manager Development Assessments





















ATTACHMENT A

Notification Plan	Title	Date
 2018/350760	Plan - Notification	08/06/2018

ATTACHMENT B

Notification Document	Title	Date
 2018/351638	Notification Map	08/06/2018

ATTACHMENT C

Reference Number	Document	Date
 MOD2018/0284	1 Beatty Street BALGOWLAH HEIGHTS NSW 2093 - Section 96 Modifications - Section 96 (1a) Minor Environmental Impact	08/06/2018
 2018/350086	DA Acknowledgement Letter - DBCF Pty Ltd	08/06/2018
 2018/350749	Modification Application Form	08/06/2018
 2018/350751	Applicant Details	08/06/2018
 2018/350757	Report - Statement of Environmental effects	08/06/2018
 2018/350760	Plan - Notification	08/06/2018
 2018/350765	Plans - Master Set	08/06/2018
 2018/350763	Plans - External	08/06/2018
 2018/350764	Plans - Internal	08/06/2018
 2018/351598	ARP Notification Map	08/06/2018
 2018/351618	DA Acknowledgement Letter (not integrated) - DBCF Pty Ltd	08/06/2018
 2018/351638	Notification Map	08/06/2018
 2018/351645	Notification Letter - Mod - 6	08/06/2018
 2018/358691	NSW Rural Fire Service - Mod2018/0284 1 Beatty Street Balgowlah Heights - Acknowledgement receipt	13/06/2018
 2018/391439	Response to referral - Mod2018/0284 1 Beatty Street Balgowlah Heights - NSW Rural Fire Service	26/06/2018
 2018/397549	Submission - Moore	28/06/2018
 2018/405315	Submission Acknowledgement Letter - Michael David Moore & Susannah Danielle Moore - SA2018/397549	04/07/2018
 2018/460686	Response to submission - MOD2018/0284 1 Beatty Street Balgowlah - DBCF	19/07/2018
 2018/480005	Changes to application - MOD2018/0284 1 Beatty Street Balgowlah Heights - Nairn	31/07/2018
 2018/484019	MOD2018/0284- Follow up email after request to modify application over the phone.	02/08/2018
 2018/485835	Fwd: Mod 2018/0284- Request to keep planter on roof	02/08/2018