



Warringah Council

## RESIDENTIAL DEVELOPMENT - DEVELOPMENT APPLICATION ASSESSMENT REPORT

DA No. DA2009/0861

Assessment Officer: Keith Wright

Property Address: Lot 14 DP 220266, 23 Dixon Avenue FRENCHS FOREST NSW 2086

Proposal Description: Alterations & additions to the existing dwelling

Plan Reference: DA W1-06-09, Sheets 1 to 7

Report Section	Applicable	Complete & Attached
Section 1 – Code Assessment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 2 – Issues Assessment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Section 3 – Site Inspection Analysis	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 4 – Application Determination	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Estimated Cost of Works: \$218,900

Are S94A Contributions Applicable?

☒ Yes ☐ No

### *Warringah Section 94A Development Contributions Plan*

Contribution based on total development cost of

\$ 218,900.00

Contribution - all parts Warringah	Levy Rate	Contribution Payable	Council Code
Total S94A Levy	0.95%	\$2,080	6923
S94A Planning and Administration	0.05%	\$109	6924
Total	1.0%	\$2,189	

Notification Required?

☒ Yes ☐ No

Period of Public Exhibition?

☒ 14 days ☐ 21 days ☐ 30 days ☐ N/A

Submissions Received?

No. of Submissions: 0

☐ Yes ☒ No

Are any trees impacted upon by the proposed development? ☐ Yes ☒ No

## SECTION 1 – CODE ASSESSMENT REPORT

### ENVIRONMENTAL PLANNING INSTRUMENTS

#### WLEP 2000

Locality: B1 Frenchs Forest East

Development Definition: ☒ Housing ☐ Ancillary Development to Housing ☐ Other .....

Category of Development: ☒ Category 1 ☐ Category 2 ☐ Category 3

Desired Future Character:



☒ Category 1 Development with no variations to BFC's (Section 2 Assessment not required)

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

☒ Yes ☐ No

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

☐ Category 2 Development Consistency Test (Section 2 Assessment Required)

☐ Category 3 Development Consistency Test (Section 2 Assessment Required)

#### Built Form Controls:

<p>Building Height (overall):</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 8.5m</p> <p><input type="checkbox"/> 11.0m</p> <p><input type="checkbox"/> Other .....</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....7.5m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Building Height (underside of upper most ceiling):</p> <p><b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, site exceeds 20% slope</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Front Setback:</p> <p><b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the Corner Allotment / Secondary Street Frontage control applicable?:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Existing and unchanged</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Housing Density: (Site area 799sqm)</p> <p><b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Existing and unchanged</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Landscape Open Space:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> 40% (.....319.6sqm)</p> <p><input type="checkbox"/> 50% (.....sqm)</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....70.2% (.....561sqm)</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



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<input type="checkbox"/> Other .....	
<p>Rear Setback:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 6.0m</p> <p><input type="checkbox"/> Other .....</p> <p>Outbuildings:</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 50% of rear setback</p> <p><input type="checkbox"/> Other .....</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....16.m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Outbuildings:</b></p> <p><input checked="" type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....0.%</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Side Boundary Envelope:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 4m / 45 degrees</p> <p><input type="checkbox"/> 5m / 45 degrees</p> <p><input type="checkbox"/> Other .....</p>	<p><b>Boundary:</b> <input checked="" type="checkbox"/> Nth <input type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p>or</p> <p><b>Fully within Envelope:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Minor Breach:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Boundary:</b> <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p>or</p> <p><b>Fully within Envelope:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Minor Breach:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Side Setbacks:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> 900mm</p> <p><input type="checkbox"/> 4.5m</p> <p><input type="checkbox"/> Other .....</p>	<p><b>Boundary</b> <input checked="" type="checkbox"/> Nth <input type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p>or</p> <p><b>Proposed:</b>.....2.765m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Boundary</b> <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p>



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	<input type="checkbox"/> Existing and unchanged <b>or</b> <b>Proposed:</b> .....4.045m <b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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**General Principles of Development Control:**

<b>CL38 Glare &amp; reflections</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL39 Local retail centres</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL40 Housing for Older People and People with Disabilities</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL41 Brothels</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL42 Construction Sites</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL43 Noise</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL44 Pollutants</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL45 Hazardous Uses</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL46 Radiation Emission Levels</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL47 Flood Affected Land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL48 Potentially Contaminated Land</b>	<b>Complies:</b> <b>Based on the previous land uses is the site likely</b>



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<b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>to be contaminated?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Is the site suitable for the proposed land use?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>CL49 Remediation of Contaminated Land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL49a Acid Sulfate Soils</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL50 Safety &amp; Security</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL51 Front Fences and Walls</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL52 Development Near Parks, Bushland Reserves &amp; other public Open Spaces</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL53 Signs</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL54 Provision and Location of Utility Services</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL55 Site Consolidation in 'Medium Density</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL56 Retaining Unique Environmental Features on Site</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL57 Development on Sloping Land</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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<b>CL58 Protection of Existing Flora</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL59 Koala Habitat Protection</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL60 Watercourses &amp; Aquatic Habitats</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL61 Views</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL62 Access to sunlight</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL63 Landscaped Open Space</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL63A Rear Building Setback</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL64 Private open space</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL65 Privacy</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No Privacy screen to be provided
<b>CL66 Building bulk</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL67 Roofs</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL68 Conservation of Energy and Water</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL69 Accessibility – Public and Semi-Public Buildings</b>	<b>Complies:</b>



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<b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL70 Site facilities</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL71 Parking facilities (visual impact)</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL72 Traffic access &amp; safety</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL73 On-site Loading and Unloading</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL74 Provision of Carparking</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The site has a ¾ width double carport. Additional carparking is precluded behind the front setback because of site constraints and the location of the existing dwelling. The existing carparking within the carport is considered acceptable in these circumstances.
<b>CL75 Design of Carparking Areas</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL76 Management of Stormwater</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL77 Landfill</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL78 Erosion &amp; Sedimentation</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL79 Heritage Control</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL80 Notice to Metropolitan Aboriginal Land Council and the National Parks and Wildlife Service</b>	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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<b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>CL81 Notice to Heritage Council</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL82 Development in the Vicinity of Heritage Items</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL83 Development of Known or Potential Archaeological Sites</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No

**Schedules:**

<b>Schedule 5 State policies</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 6 Preservation of bushland</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 7 Matters for consideration in a subdivision of land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 8 Site analysis</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 9 Notification requirements for remediation work</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 10 Traffic generating development</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 11 Koala feed tree species and plans of management</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 12 Requirements for complying</b>	<b>Complies:</b>





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<b>development</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 13 Development guidelines for Collaroy/Narrabeen Beach</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 14 Guiding principles for development near Middle Harbour</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 15 Statement of environmental effects</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 17 Carparking provision</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The site has a ¾ width double carport. Additional carparking is precluded behind the front setback because of site constraints and the location of the existing dwelling. The existing carparking within the carport is considered acceptable in these circumstances.

**Other Relevant Environmental Planning Instruments:**

**SEPPs: Applicable?** ☒ Yes ☐ No

**SEPP Basix: Applicable?**

☒ Yes ☐ No

If yes: Has the applicant provided Basix Certification?

☒ Yes ☐ No

**SEPP 55 Applicable?**

☒ Yes ☐ No

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

☐ Yes ☒ No

**Is the site suitable for the proposed land use?**

☒ Yes ☐ No

**SEPP Infrastructure**

**Applicable?**

☒ Yes ☐ No

**Is the proposal for a swimming pool:**



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**Within 30m of an overhead line support structure?**

☐ Yes ☒ No

**Within 5m of an overhead power line ?**

☒ Yes - Limited to replacement of an existing footpath crossing.

☐ No

**Does the proposal comply with the SEPP?**

☒ Yes ☐ No

**REPs: Applicable?:** ☐ Yes ☒ No

**EPA Regulation Considerations:**

<b>Clause 54 &amp; 109 (Stop the Clock)</b> Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Clause 92 (Demolition of Structures)</b> Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Addressed via condition? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Clause 92 (Government Coastal Policy)</b> Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the proposal consistent with the Goal and Objectives of the <b>Government Coastal Policy</b> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Clause 93 &amp; 94 (Fire Safety)</b> Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Addressed via condition? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Clause 94 (Upgrade of Building for Disability Access)</b> Applicable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Addressed via condition? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Clause 98 (BCA)</b> Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Addressed via condition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**REFERRALS**

Referral Body/Officer	Required	Response
Development Engineering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory, subject to condition



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		<input type="checkbox"/> Unsatisfactory
<b>Landscape Assessment</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Bushland Management</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Catchment Management</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Aboriginal Heritage</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Env. Health and Protection</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>NSW Rural Fire Service</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Energy Australia</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Works include the replacement of an existing concrete driveway crossing over the road reserve within 5m of overhead power lines. As a DA is not normally required for this type of work alone and therefore no requirement for referral to Energy Australia, it was assessed that a referral was not required in this instance.	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory

**Applicable Legislation/ EPI's /Policies:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> EPA Act 1979            | <input checked="" type="checkbox"/> SEPP No. 55 – Remediation of Land   |
| <input checked="" type="checkbox"/> EPA Regulations 2000    | <input type="checkbox"/> SEPP No. 71 – Coastal Protection               |
| <input type="checkbox"/> Disability Discrimination Act 1992 | <input checked="" type="checkbox"/> SEPP BASIX                          |
| <input type="checkbox"/> Local Government Act 1993          | <input checked="" type="checkbox"/> SEPP Infrastructure                 |
| <input type="checkbox"/> Roads Act 1993                     | <input checked="" type="checkbox"/> WLEP 2000                           |
| <input type="checkbox"/> Rural Fires Act 1997               | <input checked="" type="checkbox"/> WDCP                                |
| <input type="checkbox"/> RFI Act 1948                       | <input type="checkbox"/> S94 Development Contributions Plan             |
| <input type="checkbox"/> Water Management Act 2000          | <input checked="" type="checkbox"/> S94A Development Contributions Plan |
| <input type="checkbox"/> Water Act 1912                     | <input type="checkbox"/> NSW Coastal Policy (cl 92 EPA Regulation)      |
| <input type="checkbox"/> Swimming Pools Act 1992;           | <input type="checkbox"/> Other .....                                    |

**SECTION 79C EPA ACT 1979**

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



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### SECTION 3 – SITE INSPECTION ANALYSIS



Property Address: Lot 14 DP 220266, 23 Dixon Avenue FRENCHS FOREST NSW 2086

Site area .....799sqm

Detail existing onsite structures:

- ☐ None
- ☒ Dwelling
- ☐ Detached Garage
- ☐ Detached shed
- ☐ Swimming pool
- ☐ Tennis Court
- ☐ Cabana
- ☒ Cubby

Site Features:

- ☐ None
- ☒ Trees
- ☐ Under Storey Vegetation

- ☐ Rock Outcrops
- ☐ Caves
- ☐ Overhangs
- ☐ Waterfalls
- ☐ Creeks / Watercourse
- ☐ Aboriginal Art / Carvings
- ☐ Any Item of / or any potential item of heritage significance

**Potential View Loss as a result of development**

- ☐ Yes ☒ No

If Yes where from (in relation to site):

- ☐ North / South
- ☐ East / West
- ☐ North East / South West



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☐ North West / South East

**View of:**

Ocean / Waterways ☐ Yes ☐ No

Headland

☐ Yes ☐ No

District Views

☐ Yes ☐ No

Bushland

☐ Yes ☐ No

Other: .....

**Bushfire Prone?**

☐ Yes ☒ No

**Flood Prone?**

☐ Yes ☒ No

**Affected by Acid Sulfate Soils**

☐ Yes ☒ No

**Located within 40m of any natural watercourse?**

☐ Yes ☒ No

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

☐ Yes ☒ No

**Located within 100m of the mean high watermark?**

☐ Yes ☒ No

**Located within an area identified as a Wave Impact Zone?**

☐ Yes ☒ No

**Any items of heritage significance located upon it?**

☐ Yes ☐ No

**Located within the vicinity of any items of heritage significance?**

☐ Yes ☒ No

**Located within an area identified as potential land slip?**

☐ Yes ☒ No

**Is the development Integrated?**

☐ Yes ☒ No

**Does the development require concurrence?**

☐ Yes ☒ No

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

☐ Yes ☒ No

**Have you reviewed the DP and s88B instrument?**

☒ Yes ☐ No

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

☐ Yes ☒ No



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**Site Inspection / Desktop Assessment Undertaken by:**

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

Signed

Date

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**Keith Wright, Senior Development Assessment Officer    18 August 2009**



#### SECTION 4 – APPLICATION DETERMINATION

##### Conclusion:

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

- ☒ Satisfactory  
☐ Unsatisfactory

##### Recommendation:

**That Council as the consent authority**

- ☒ **GRANT DEVELOPMENT CONSENT** to the development application subject to:
- (a) the conditions detailed within the associated notice of determination; and
  - (b) the consent lapsing within three (3yrs) from operation
- ☐ **GRANT DEFERRED COMMENCEMENT CONSENT** to the development application subject to:
- (a) the conditions detailed within the associated notice of determination;
  - (b) limit the deferred commencement condition time frame to 3 years;
  - (c) one the deferred commencement matter have been satisfactorily addressed issue an operational consent subject to the time frames detailed within part (d); and
  - (d) the consent lapsing within three (3) from operation
- ☐ **REFUSE development consent** to the development application subject to:
- (a) the reasons detailed within the associated notice of determination.

Signed \_\_\_\_\_ Date \_\_\_\_\_

**Keith Wright, Senior Development Assessment Officer 18 August 2009**

The application is determined under the delegated authority of:

Signed \_\_\_\_\_ Date \_\_\_\_\_

**Ryan Cole, Team Leader Development Assessments 18 August 2009**