

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	DA2022/0014
----------------------------	-------------

<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 1 DP 244645, 2 Warekila Road BEACON HILL NSW 2100
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a carport
<b>Zoning:</b>	Warringah LEP2011 - Land zoned R2 Low Density Residential
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Emanuele Attanasio Simone Emma Knox
<b>Applicant:</b>	Simone Emma Knox

<b>Application Lodged:</b>	19/01/2022
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Residential - Alterations and additions
<b>Notified:</b>	01/02/2022 to 15/02/2022
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	1
<b>Clause 4.6 Variation:</b>	Nil
<b>Recommendation:</b>	Approval

<b>Estimated Cost of Works:</b>	\$ 487,000.00
---------------------------------	---------------

### PROPOSED DEVELOPMENT IN DETAIL

The proposed development comprises of alterations and additions to an existing dwelling house.

Specifically the works include:

- Addition of carport;
- Addition of first floor;
- Internal alterations to ground floor;
- Addition of internal staircase; and
- New roof to first floor.

## 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 - C3 Parking Facilities

Warringah Development Control Plan - D8 Privacy

Warringah Development Control Plan - D10 Building Colours and Materials

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 1 DP 244645 , 2 Warekila Road BEACON HILL NSW 2100
<b>Detailed Site Description:</b>	<p>The subject site consists of one (1) corner allotment located on the western side of Warekila Road and southern side of Kalianna Crescent.</p> <p>The site is irregular in shape with a primary frontage of 10.06m along Warekila Road and a secondary frontage of 29.36m along Kalianna Crescent. The site has a surveyed area of 569m<sup>2</sup>.</p> <p>The site is located within the R2 Low Density Residential zone from WLEP 2011 and accommodates a single storey dwelling house and hardstand car space currently on the site.</p> <p>The site slopes gently from the eastern primary frontage to the western side boundary over approximately 3 metres.</p>

The site contains grass areas, plantings, and trees. There are no details of any threatened species on the subject site.

#### **Detailed Description of Adjoining/Surrounding Development**

Adjoining and surrounding development is characterised by one and two storey dwelling houses varying in architectural style and design.

Map:



#### **SITE HISTORY**

The land has been used for residential purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

##### **DA2005/0823**

Development Application for Rear deck and pergola.

Approved on 4 November 2005.

##### **Application History**

Following the preliminary assessment of the application, Council's Development Engineer Officer requested that the applicant submit amended plans to demonstrate the proposed carport is compliant with the maximum gradient permissible within parking modules in accordance with clause 2.4.6.1 AS/NZS 2890.1:2004. The applicant provided an amended master set of plans demonstrating compliance with the relevant standards. The amended plans did not alter the environmental impact and therefore, the application was not required to be re-notified, in accordance with the Northern Beaches Community Participation Plan (CPP).

#### **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	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for residential purposes for an extended period of time. The proposed development retains the residential use of the site, and is not considered a contamination risk.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan 2011 applies to this proposal.
Section 4.15 (1) (a)(iiia) – 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&amp;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>Clause 50(1A)</u> of the EP&amp;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&amp;A Regulation 2000 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 92</u> of the EP&amp;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>Clauses 93 and/or 94</u> of the EP&amp;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&amp;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&amp;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> <p><u>Clause 143A</u> of the EP&amp;A Regulation 2000 requires the submission</p>

Section 4.15 Matters for Consideration	Comments
	of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This clause is not relevant to this application.
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) <b>Environmental Impact</b> The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan 2011 section in this report.</p> <p>(ii) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b> 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 (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.

## BUSHFIRE PRONE LAND

The site is classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection.

A Bush Fire Report was submitted with the application that included a certificate (prepared by Bush Fire Planning Services, dated 20 October 2021) stating that the development conforms to the relevant specifications and requirements within Planning for Bush Fire Protection. The recommendations of the Bush Fire Report have been included as conditions of consent.

## NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 01/02/2022 to 15/02/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Community Participation Plan.

As a result of the public exhibition process council is in receipt of 1 submission/s from:



Name:	Address:
Mrs Catherine Eileen Roche	1 Doulton Avenue BEACON HILL NSW 2100

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

- **Water Management**
- **Sewage Management**
- **Vibrations**
- **Noise**
- **Access to Sunlight**
- **Privacy**
- **Setbacks**

The matters raised within the submissions are addressed as follows:

#### **Water Management**

Comment: A submission has raised concern surrounding stormwater management. Council's Development Engineer has reviewed the application and accompanying Stormwater Plans and has provided confirmation that the proposed plans are acceptable. The comment provided by Council's Development Engineer is located under Internal Referrals section within this report. In summary, suitable conditions have been imposed by Council's Development Engineer to ensure that Stormwater Disposal is managed appropriately prior to the issuance of the Construction Certificate and Occupation Certificate. Council's Development Engineer is supportive of the proposal and has included suitable conditions to ensure appropriate management of water.

#### **Sewage Management**

Comment: A submission has raised concern surrounding changes to the sewage system. All works are required to be compliant with all relevant Australian Standards and a condition has been imposed that ensures that the development is carried out in accordance with all relevant Australian Standards. Additional concern was raised in relation to potential sewage seepage. Any concerns surrounding issues with existing sewage infrastructure should be raised with Sydney Water.

#### **Vibrations**

Comment: A submission has raised concern surrounding vibrations from excavations or building. It is noted that the proposal includes minor excavation as outlined by the Geotechnical Report referenced in Condition 1 of the consent. As the building works are located approximately 8 metres from the boundary line of No.1 Doulton Avenue, it is unlikely that the works will result in unreasonable disturbance to No.1 Doulton Avenue. Notwithstanding, appropriate conditions have been imposed to ensure the building works are inspected by a suitably qualified geotechnical engineer to ensure the recommendations of the Geotechnical Report referenced in Condition 1 are adhered to satisfactorily.

#### **Noise**

Comment: A submission has raised concern surrounding noise from the construction works. A condition has been imposed under General Requirements that outlines the building construction and delivery of material hours. Northern Beaches Council has relied upon the Interim Construction Noise Guideline (2009) published by the State of NSW and Department of Environment and Climate Change NSW for the recommended standard hours of construction works.

### Access to Sunlight

**Comment:** A submission has raised concern surrounding access to sunlight to No.1 Doulton Avenue. The shadow diagrams accompanied with the master plans detail the proposed shadows from the development. As such, the proposal is compliant with Clause D6 of Warringah Development Control Plan 2011 that states the following:

*At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.*

The proposed development results in additional shadows at 9am on June 21, however there are no additional shadows to No.1 Doulton Avenue from the proposed development. Therefore, the adjoining private open space of No.1 Doulton Avenue receives more than 3 hours of sunlight between 9am and 3pm on June 21.

### Privacy

**Comment:** A submission has raised concern surrounding privacy to the front garden and pool area of No.1 Doulton Avenue. A detailed assessment has been undertaken under Part D8 of Warringah Development Control Plan 2011 (WDCP 2011) within this report. In summary, the privacy concerns raised have been considered and the proposal has demonstrated compliance with the objectives of the Part D8 of WDCP 2011.

### Setbacks

**Comment:** A submission has raised concern surrounding the setbacks. As outlined in the Built Form Controls under Warringah Development Control Plan 2011 in this report, the proposal is compliant with all side setback requirements.

### Concluding Comment

In summary, the concerns raised have been addressed and conditioned appropriately, and do not warrant the refusal of the proposed application.

### REFERRALS

Internal Referral Body	Comments
Landscape Officer	<p>The application seeks consent for alterations and additions to an existing dwelling.</p> <p>Council's Landscape Referral section has considered the application against the Warringah Local Environmental Plan, and the following Warringah DCP 2011 controls:</p> <ul style="list-style-type: none"> <li>I D1 Landscaped Open Space and Bushland Setting</li> <li>I E1 Preservation of Trees or Bushland Vegetation</li> </ul> <p>The plans indicate that no significant landscape features are affected by the proposed works.</p> <p>No objections are raised to approval subject to conditions.</p>
NECC (Development Engineering)	<p>The applicant seeks an approval for alteration and a new car port within the front set back area.</p> <p>The submitted stormwater management shows stormwater runoff</p>

Internal Referral Body	Comments
	<p>from roof area being collected and connected to the street drainage system. The stormwater management system is acceptable. The proposed car part is over the existing driveway on 15% grade (approximately). The maximum gradient permissible within parking modules is 5% in accordance with clause 2.4.6.1 AS/NZS 2890.1:2004. An Amended car port plan is to be submitted for further consideration. As result the development proposed cannot be supported.</p> <p>DATED 22/02/2022</p> <p>The submitted amended car port plans and finished surface level is acceptable. A new vehicular crossing will be required. No Development Engineering objections subject to conditions.</p>

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

## ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)\*

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

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

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

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

### SEPP 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.A428154\_02 dated 30 November 2021).



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	8.3m	-	Yes

### Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	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	7.0m	-	Yes
B3 Side Boundary Envelope	4m (South)	Within Envelope	-	Yes
	4m (West)	Within Envelope	-	Yes
B5 Side Boundary Setbacks	0.9m (South)	1.4m (Existing)	-	Yes
	0.9m (West)	3.5m (Existing)	-	Yes
B7 Front Boundary Setbacks*	Primary 6.5m (East)	7.6m	-	Yes
	Secondary 3.5m (North)	1.1m (Carport)	68.57% (2.4m)	No
D1 Landscaped Open Space (LOS) and Bushland Setting	40% (227.6m <sup>2</sup> )	52.27% (297.4m <sup>2</sup> )	N/A	Yes

\***Note:** The site is a corner lot, therefore there is a primary and secondary front boundary and no rear boundary.

#### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	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
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	No	Yes
C4 Stormwater	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
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

Clause	Compliance with Requirements	Consistency Aims/Objectives
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

#### Detailed Assessment

### **B7 Front Boundary Setbacks**

#### Description of non-compliance

The proposed carport is located 1.1m from the secondary front boundary line along Kalianna Crescent.

The proposed carport is a 68.57% variation from the required secondary front boundary setback of 3.5m.

In this instance the variation to the front boundary setback control is supportable as the proposal meets the objectives of the control as outlined below.

#### 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 carport has three open sides with lightweight roof structure that accommodates approximately 13% of the secondary front setback area.

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

#### Comment:

The proposed carport is consistent with parking structures being located within the front setback area

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

#### Comment:

The proposed carport will not unduly detract from the visual quality of streetscapes and public spaces.

- ***To achieve reasonable view sharing.***

#### Comment:

The proposed carport will not unreasonably impact upon view sharing.

### C3 Parking Facilities

#### Description of non-compliance

The proposal includes the provision of a new single carport that is located above an existing hard stand space.

The existing site provides one car space and the proposal includes a new carport located above the existing hard stand space. Additional information was requested from Council's Development Engineer in relation to the grade of the driveway. The applicant subsequently provided the additional information that amended the carport plan to comply with the maximum gradient.

It is noted that the proposed carport is located next to an existing tree and the site is constrained to provide two off street car spaces.

In this instance, the variation to the control is supportable due to the existing constraints on site and the compliance with the objectives of the control outlined below.

#### Merit consideration

The development is considered against the underlying Objectives of the Control as follows:

- ***To provide adequate off street carparking.***

#### Comment:

As outlined in the table below, the proposal provides one car space. It is considered in this instance the provision of one off street carparking space is acceptable due to the existing site constraints. Additionally, it is noted there is ample on-street carparking within the site vicinity.

The development provides the following on-site car parking:

Use	Appendix 1 Calculation	Required	Provided	Difference (+/-)
Dwelling House	2	2	1	1

- ***To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.***

#### Comment:

The proposed carport is open and lightweight and as such has minimal visual impact on the streetscape.

- ***To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.***

#### Comment:

The proposed carport is approximately 3.8m in width that is 13% of the secondary frontage. It is considered that the carport does not dominate the street frontage and public spaces.

## D8 Privacy

### Description of non-compliance

A submission has raised concerns surrounding privacy to the front garden and pool area of No.1 Doultton Avenue. The proposed windows on the western elevation are highline windows that are located 1500mm from the first floor finished level. Additionally, as the first floor is setback from the western side boundary by 8m-9m, the spatial distance coupled with the highline windows demonstrate compliance with the objectives of the control. The pool area of No.1 Doultton Avenue, is distanced approximately 12 metres from the south-western boundary of the subject site. The southern façade of the proposed first floor only contains two windows that are highline windows located on the eastern end of the southern façade, that is distanced even further from No.1 Doultton Avenue. Therefore, the concerns raised surrounding privacy to the front garden and pool area of No.1 Doultton Avenue have been considered and the proposal demonstrates compliance with Part D8 of Warringah Development Control Plan 2011 as detailed below.

The proposed balcony located on the first floor adjacent to the family room raised privacy concerns to the adjoining site to the south. To mitigate any unreasonable privacy concerns a privacy screen has been conditioned for the southern width of the balcony (approximately 1.1m) to the height of 1.65m from the first floor finished level. As amended via condition, the proposal is compliant with the objectives of the control as outlined below.

### Merit consideration

The development is considered against the underlying Objectives of the Control as follows:

- ***To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.***

#### Comment:

The proposal consists of high level of visual and acoustic privacy for occupants and neighbours. The design of the dwelling has incorporated highline windows and appropriate siting of windows to mitigate any unreasonable privacy impacts. As amended via condition, the proposed first floor balcony will ensure visual and acoustic privacy is managed appropriately.

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

#### Comment:

As amended via condition, the proposal incorporates innovative design solutions to improve the urban environment.

- ***To provide personal and property security for occupants and visitors.***

#### Comment:

As amended via condition, the proposal provides personal and property security for occupants and visitors.

## D10 Building Colours and Materials



A schedule of colours and materials has not been submitted with this application. Accordingly, a suitable condition has been included with this consent requiring the applicant to submit a schedule of colours and materials to the Certifying Authority prior to the issue of a Construction Certificate. The external colours and materials are to compliment the surrounding natural and built environment and be of low glare and low reflective materials and colours. Subject to compliance with this condition, the application will satisfy the requirements of this control.

## **THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES**

The proposal will not significantly affect 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 Section 7.12 Contributions Plan 2021**

The proposal is subject to the application of Northern Beaches Section 7.12 Contributions Plan 2021.

A monetary contribution of \$4,870 is required for the provision of new and augmented public infrastructure. The contribution is calculated as 1% of the total development cost of \$487,000.

## **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 DA2022/0014 for Alterations and additions to a dwelling house including a carport on land at Lot 1 DP 244645, 2 Warekila Road, BEACON HILL, 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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Site Plan - DA1003, Rev 1	16 February 2022	Rapid Plans
Demolition Ground Floor Plan - DA1006, Rev 1	16 February 2022	Rapid Plans
Demolition First Floor Plan - DA1007, Rev 1	16 February 2022	Rapid Plans
Ground Floor - DA2001, Rev 1	16 February 2022	Rapid Plans
First Floor - DA2002, Rev 1	16 February 2022	Rapid Plans
Roof - DA2003, Rev 1	16 February 2022	Rapid Plans
Section 1 - DA3000, Rev 1	16 February 2022	Rapid Plans
Section 2 - DA3001, Rev 1	16 February 2022	Rapid Plans
Elevations 1 (North & East) - DA4000, Rev 1	16 February 2022	Rapid Plans
Elevations 2 (South & West) - DA4001, Rev 1	16 February 2022	Rapid Plans

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
General Notes - SW01	10 November 2021	Greenwood Consulting Engineers
Site Drainage Plan - SW02	10 November 2021	Greenwood Consulting Engineers
Roof Drainage Plan - SW03	10 November 2021	Greenwood Consulting Engineers

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		

Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.A428154_02)	30 November 2021	Rapid Plans
Bushfire Report	20 October 2021	Bush Fire Planning Services
Geotechnical Report	25 October 2021	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
Landscape Plan - DA1010, Rev 1	16 February 2022	Rapid Plans

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	1 November 2021	Rapid Plans

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.

## 2. 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.

### 3. 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) Should any asbestos be uncovered on site, its demolition and removal must be carried

out in accordance with WorkCover requirements and the relevant Australian Standards.

- (c) 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.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) 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.
- (k) 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.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork



NSW Codes of Practice.

- (n) 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 2018
  - (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.

## FEES / CHARGES / CONTRIBUTIONS

### 4. **Policy Controls**

#### Northern Beaches 7.12 Contributions Plan 2021

A monetary contribution of \$4,870.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan 2021. The monetary contribution is based on a development cost of \$487,000.00.

The monetary contribution is to be paid prior to the issue of the first Construction Certificate or Subdivision Certificate whichever occurs first, or prior to the issue of the Subdivision Certificate where no Construction Certificate is required. If the monetary contribution (total or in part) remains unpaid after the financial quarter that the development consent is issued, the amount unpaid (whether it be the full cash contribution or part thereof) will be adjusted on a quarterly basis in accordance with the applicable Consumer Price Index. If this situation applies, the cash contribution payable for this development will be the total unpaid monetary contribution as adjusted.

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council

that the total monetary contribution has been paid.

The Northern Beaches Section 7.12 Contributions Plan 2021 may be inspected at 725 Pittwater Rd, Dee Why and at Council's Customer Service Centres or alternatively, on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

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 the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

## **5. 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 are required 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, and 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](http://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**

### **6. Stormwater Disposal**

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent, prepared by an appropriately qualified and practicing Civil Engineer, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to street kerb & gutter.

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

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

### **7. Amendments to the approved plans**

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

- A privacy screen is to be installed along the entire southern width of the first floor

balcony adjacent to the family room to a minimum height of 1.65 metres above the finished floor level of the balcony. The privacy screen shall be of fixed panels or angled louver style construction (with a maximum spacing of 20mm), in durable materials that complement the design of the dwelling house.

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.

**8. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans.

Prior to issue of the Construction Certificate, review of the geotechnical content of all structural designs is to be completed and submitted to the Accredited Certifier.

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

Reason: To ensure geotechnical risk is mitigated appropriately.

**9. Vehicle Crossings Application**

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

**10. 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.

**11. External Finishes to Roof**

The external finish to the roof shall have a medium to dark range 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.

**12. Sydney Water "Tap In"**

The approved plans must be submitted to the Sydney Water Tap in service, prior to works commencing, to determine whether the development will affect any Sydney Water assets and/or easements. The appropriately stamped plans must then be submitted to the Certifying Authority demonstrating the works are in compliance with Sydney Water requirements.

Please refer to the website [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- "Tap in" details - see <http://www.sydneywater.com.au/tapin>
- Guidelines for Building Over/Adjacent to Sydney Water Assets.

Or telephone 13 000 TAP IN (1300 082 746).

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

**13. Schedule of Colours and Materials**

The external colours and materials are to compliment the surrounding natural and built environment and be of low glare and low reflective materials and colours.

A schedule of colours and materials is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

**14. Bushfire Report Recommendations**

A suitably qualified bushfire consultant is to provide confirmation that the plans forming part of the construction certificate application are consistent with the recommendations as outlined in the Bushfire Report referenced in Condition 1 of this consent.

Written certification is to be provided to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure the development is consistent with the relevant provisions of the Bushfire Report.

**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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**16. Tree and Vegetation Protection**

- a) Existing trees and vegetation shall be retained and protected including:
  - i) all trees and vegetation within the site, excluding exempt trees and vegetation under the relevant planning instruments of legislation,
  - ii) all trees and vegetation located on adjoining properties,

- iii) all road reserve trees and vegetation.
- b) Tree protection shall be undertaken as follows:
  - i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites including the provision of temporary fencing to protect existing trees within 5 metres of development,
  - ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
  - iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
  - iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
  - v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
  - vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
  - vii) should either or all of v), vi) and vii) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
  - viii) any temporary access to or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of Australian Standard 4970-2009 Protection of Trees on Development Sites,
  - ix) the activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
  - x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees,
  - xi) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Certifying Authority must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites do not occur within the tree protection zone of any tree and any temporary access to or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the site during the construction is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.



Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.

17. **Road Reserve**

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

Reason: Public safety.

18. **Survey Certificate**

A survey certificate prepared by a Registered Surveyor is to be provided demonstrating all perimeter walls columns and or other structural elements, floor levels and the finished roof/ridge height are in accordance with the approved plans.

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

Reason: To demonstrate the proposal complies with the approved plans.

19. **Installation and Maintenance of Sediment Control**

Prior to any works commencing on site, including demolition, sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.

20. **Vehicle Crossings**

The Applicant is to reconstruct one vehicle crossing 3.0 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/3 and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

21. **Geotechnical Report Inspections**

The recommendations for inspections are to be carried out in accordance with the Geotechnical Report referenced in Condition 1 of this consent.

It is essential that the foundation materials of all footing excavations be inspected and approved

before steel reinforcement and concrete is placed. This inspection should be scheduled while excavation plant and operators are still on site, and before steel reinforcement has been fixed, or concrete booked.

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

Reason: To ensure geotechnical risk is mitigated appropriately.

## **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. Geotechnical Certification Prior to Occupation Certificate**

Prior to issue of the Occupation Certificate, the applicant is to submit details to the Principal Certifying Authority demonstrating compliance that the recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report referenced in Condition 1 have been undertaken.

Reason: To ensure geotechnical risk is mitigated appropriately.

### **24. Reinstatement of Kerb**

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces.

### **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.

### **26. Bushfire Report Recommendations**

A suitably qualified bushfire consultant is to provide confirmation that the as-built development is consistent with the recommendations as outlined in the Bushfire Report referenced in Condition 1 of this consent.

Written certification is to be provided to the Principal Certifying Authority prior to the issue of the occupation certificate.

Reason: To ensure the development is consistent with the relevant provisions of the Bushfire Report.

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

**Signed**



**Stephanie Gelder, Planner**

The application is determined on 23/02/2022, under the delegated authority of:



**Rodney Piggott, Manager Development Assessments**