

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2017/0948
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Responsible Officer:	Catriona Shirley
Land to be developed (Address):	Lot 1 DP 1220196, 4 - 10 Inman Road CROMER NSW 2099
Proposed Development:	Removal of Signage from a heritage listed industrial building (Roche)
Zoning:	Warringah LEP2011 - Land zoned IN1 General Industrial
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	Yes
Owner:	Roche Products Pty Ltd
Applicant:	Roche Products Pty Ltd

Application lodged:	25/09/2017
Integrated Development:	No
Concurrence Required:	No
State Reporting Category:	Industrial
Notified:	12/10/2017 to 30/10/2017
Advertised:	Not Advertised, in accordance with A.7 of WDCP
Submissions Received:	0
Recommendation:	Approval

Estimated Cost of Works:	\$ 55,456.00
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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.

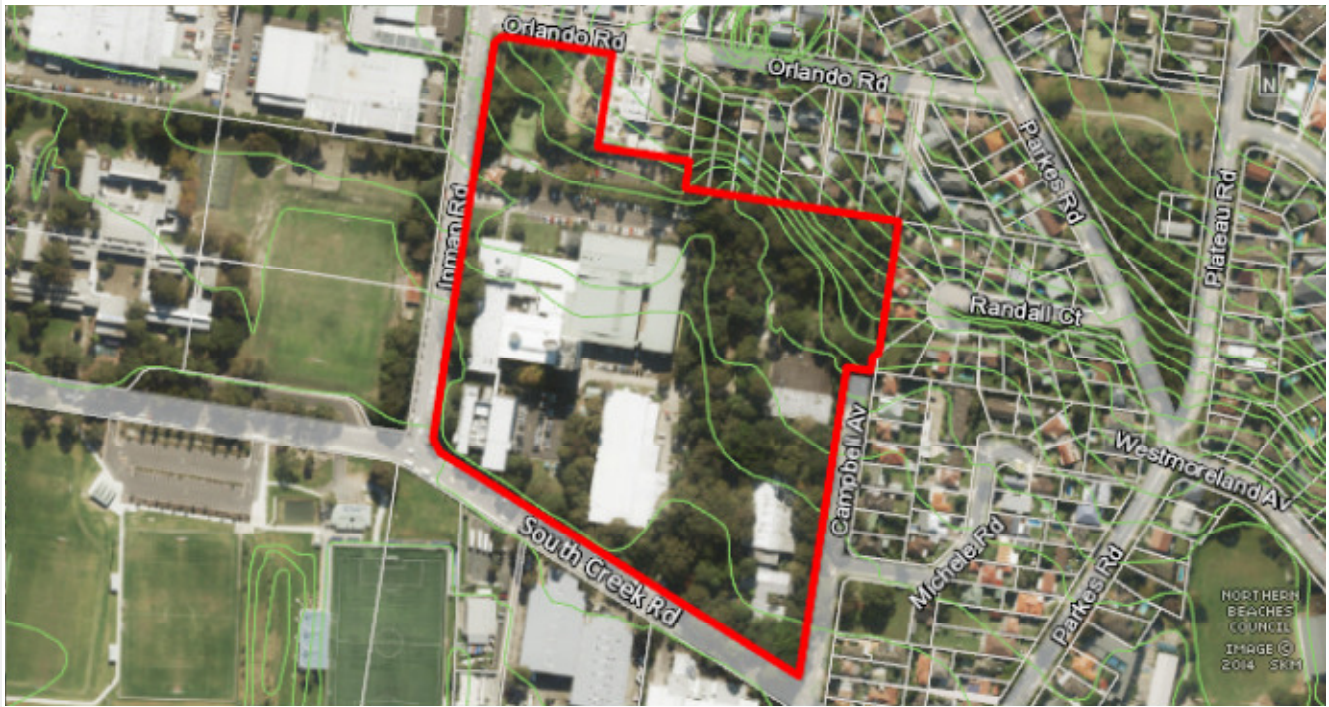
SUMMARY OF ASSESSMENT ISSUES

There are no assessment issues.

SITE DESCRIPTION

Property Description:	Lot 1 DP 1220196 , 4 - 10 Inman Road CROMER NSW 2099
Detailed Site Description:	<p>The tower that is the subject of this report is part of the Roche Building, which in turn is part of the former Roche Industrial Complex, located at 100 South Creek Road Cromer.</p> <p>The site has four street frontages; South Creek Road to the south, Inman Road to the west, Campbell Avenue to the east and Orlando Road to the north. The northern boundary also partially adjoins the rear of both industrial and residential allotments and the eastern boundary also partially adjoins residential lots.</p> <p>The site currently accommodates a number of industrial and warehouse buildings formally operated by Roche for the manufacturing of pharmaceuticals and diagnostic products. Operations on site have been ceased and remediation works are being undertaken. The site contains three heritage items, being the central industrial Roche building (includes the tower), the weatherboard cottage located in the south eastern corner of the site, and a stand of trees adjacent to Campbell Avenue.</p> <p>Access to the site is currently provided off both South Creek Road and Inman Road.</p>

Map:



SITE HISTORY

Lot 100 DP611332 - No.100 South Creek Road

Building Application No.B1206/63 - A "factory" building for 'Roche Products' was approved by Council in 1963.

Between 1963 and the current time there have been numerous building and development approvals for the site including, additional factory buildings, laboratory premises, offices, caretakers dwelling/s, warehouses, alterations to factory buildings and the like. This includes miscellaneous approvals for flag poles, squash courts, tennis courts, car parking, cool rooms, tree removal and the like.

The most recent relevant approvals include:

Development Application No.DA2005/0467 for construction of a new office building, renovations of existing buildings, new carparking areas and demolition was approved by Council on 14 September 2005.

Development Application No.DA2010/1923 for alterations and additions to and office building was approved by Council on 17 March 2011.

Development Application No.DA2012/1102 for subdivision of land was approved by Council on 23 March 2013. This proposal included excising 6,696 sqm from Lot 100 that is the north-west corner of the site fronting Orlando Road and Inman Road, and a concept building footprint with carparking and detention basin with landscaped setbacks to all boundaries. The associated Subdivision Certificate No.SC2014/0002 was withdrawn by the applicant from Council on 2 April 2014.

Development Application No.DA2014/0573 for a subdivision of two (2) lots into three (3) lots was approved by Council on 9 September 2014

Application DA2014/0574 for Construction of a Childcare Centre and Caretakers residence was staff was approved by Council on the 27/10/2014.

Application Mod2015/0295 for Modification of Consent No. 2014/0573 granted for Subdivision of two (2)

lots into three (3) lots was approved by Council on the 24/03/2016.

Application Mod2017/0202 for Modification of Development Consent DA2017/0438 granted for Demolition Works and Tree Removal was approved by Council on the 3/08/2017.

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks the approval to remove two Roche hexagon signs from the heritage tower of building 11 within the former Roche Industrial Complex.

The signs are mounted on the heritage tower, one on the north face, and one on the southern face of the tower.

The removal will also require some patching and painting to match the existing colours on the tower.

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No additional information was requested.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires</p>

Section 79C 'Matters for Consideration'	Comments
	<p>the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent. / This clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) 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 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

As a result of the public exhibition of the application Council received no submissions.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments		
Heritage Advisor	HERITAGE COMMENTS		
	Discussion of reason for referral		
	<p>This application has been referred as it affects a listed heritage item, being <i>Item I52 Roche Building, 100 South Creek Road, Cromer</i>. This building is listed as a local heritage item in Schedule 5 of WLEP 2011.</p> <p>The site also contains 2 other heritage items - <i>Item I53 Givaudan-Roure Office, 96 South Creek Road</i>, and <i>Item I38 Trees, Campbell Avenue</i>.</p> <p>This application is only for the removal of signage from the main Roche building, so there will be no impact on the heritage significance of these other heritage items in the vicinity.</p>		
	Details of heritage items affected		
	<p>Details of the heritage item, as contained within the Heritage Inventory are:</p> <p><i>Item I52 Roche Building, 100 South Creek Road, Cromer</i></p> <p><u>Statement of Significance</u></p> <p>A substantial & excellent example of an industrial complex in the late 20th Century international style. Displays high degree of integrity. One of first industrial complexes set in substantial landscaped grounds. Socially significant due to landmark nature.</p> <p><u>Physical Description</u></p> <p>Industrial/office building of off-form concrete with glass curtain walling. Assymmetrical arrangement with hexagonal tower of off-form concrete with squatter glass-walled tower to east. Strong horizontal element provided by 3 storey office wing to west.</p>		
	Other relevant heritage listings		
	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
	Australian Heritage Register	No	
	NSW State Heritage Register	No	
	National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century	Yes		

Internal Referral Body	Comments		
	Buildings of Significance		
	Other	No	
	Consideration of Application		
	<p>This application is for the removal of "Roche" signage from the main tower of the heritage listed Roche complex of buildings. This hexagonal tower of off-form concrete is one of the architectural features that contribute to its heritage significance. As the Statement of Significance recognises, the building has landmark qualities. It is noted that this building is also on the Institute of Architects Register of 20th Century Buildings of Significance.</p> <p>This application does not propose to change this architectural tower feature, however does propose to remove the two "Roche" hexagon signs from both sides of the tower, as Roche have vacated and are in the process of decommissioning the site. These signs have been on the building since it was constructed in 1972 and their simple hexagon design reflects the hexagon shape of the off form concrete tower. It is considered that they were an integral part of the original building design and it would be a shame if they were removed.</p> <p>It is understood that Roche want to remove these signs as it is considered no longer appropriate for the building to remain with the Roche logo. From a heritage perspective, I would disagree, as this tower is a local landmark, known locally as the Roche building, and will probably be continue to be referred to as such, with or without the Roche signage on the tower.</p> <p>It is understood that the removal of this signage will not have any physical impact upon the fabric of the tower, but will change it's visual presence, by removing the Roche association. The report from Curio Projects states that the removal will require some patching and painting to match existing and this should be done in such a way that there is no impact on the fabric of the tower.</p> <p>From a heritage point of view, it is preferable for the signage to remain as an historical association with the building and the site (even if Roche have vacated). This is because the building has landmark qualities and is known as the Roche tower. If possible, discussions should be held with the applicant to see if this is an option and they are happy for their name to remain.</p> <p>If this is not an option, then removal of these signs from the tower would be acceptable from a heritage point of view but only if:</p> <ul style="list-style-type: none"> the signs are removed in a way which doesn't damage the original fabric and does not result in a visual change to the physical appearance of the concrete tower; and 		

Internal Referral Body	Comments
	<ul style="list-style-type: none">a photographic record is made of the tower - prior to signage being removed and after the signage has been removed. This record is to be lodged with Council's Heritage Planner. <p>Roche should also be requested to advise the new owners that the only signage which would be allowed on this tower in the future would be a low-key sign of similar design - in keeping with the architectural style of the building. There should be no expectation of high profile or illuminated signage on this tower by future users of the site.</p> <p>Therefore, if there is no option for these signs to remain on the tower, then no objection is raised on heritage grounds to their removal, subject to a number of conditions being imposed.</p> <p>Consider against the provisions of CL5.10 of WLEP. Is a Conservation Management Plan (CMP) Required? NO Has a CMP been provided? N/A Is a Heritage Impact Statement required? YES Has a Heritage Impact Statement been provided? YES</p>
	<p>Further Comments</p> <p>COMPLETED BY: Janine Formica, Heritage Planner DATE: 4 January 2018</p>

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 industrial purposes for a significant period of time with no prior land uses. The site is recorded as being contaminated by virtue of its use over a long

period of time. Remediation and site contamination management activities have been occurring on site for a period of time under the provisions of this SEPP as works that 'do not require consent'.

The works the subject of this application will not facilitate further remediation activities on site.

In this regard it is considered that 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 industrial land use.

Warringah Local Environment Plan 2011

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

Principal Development Standards

There are no Development Standards applicable to the proposed development.

Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Part 2 Permitted or prohibited development	Yes
2.7 Demolition requires consent	Yes
Land Use Table	Yes
4.6 Exceptions to development standards	Yes
Part 5 Miscellaneous provisions	Yes
5.10 Heritage conservation	Yes
Schedule 5 Environmental heritage	Yes

Warringah Development Control Plan

Built Form Controls

There are no built form controls applicable to the proposed development.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D3 Noise	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E10 Landslip Risk	Yes	Yes

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

As the estimated cost of works is less than \$100,001.00 the policy is not applicable to the assessment of this application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- 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 DA2017/0948 for Removal of Signage from a heritage listed industrial building (Roche) on land at Lot 1 DP 1220196, 4 - 10 Inman

Road, CROMER, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. Removal of Signs

The signs are to be removed in a way which doesn't damage the original fabric and does not result in a visual change to the physical appearance of the concrete tower.

Reason: To ensure that the visual integrity of the concrete tower is maintained and its heritage significance is not adversely affected.(DACHEBOC1)

2. Approved Plans and Supporting Documentation

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

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan	24/11/2016	Roche Products Pty Ltd
Elevations	06/08/2017	Roche Products Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Heritage Impact Statement	Undated	Curio Projects
Signage Removal Report	07/09/2017	Building Durability Pty Ltd

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

d) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	19/09/2017	Roche Products Pty Ltd

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

Reason: To ensure the work is carried out in accordance with the determination of Council and

approved plans. (DACPLB01)

3. **Prescribed Conditions**

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

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

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

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

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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

Reason: Legislative Requirement (DACPLB09)

4. General Requirements

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

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

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

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

roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

- (j) Prior to the commencement of any development onsite for:
- i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

- (k) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
- (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

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

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

FEES / CHARGES / CONTRIBUTIONS

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 to ensure the rectification of any damage that

may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

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

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

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

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

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

6. Photographic record

A photographic record is to be made of the tower, both prior to the signage being removed and after the signage has been removed. This record is to show both signs and their context in relation to the building and the overall industrial site and is to include some distance shots showing the signage from surrounding areas. This record is to be lodged with Council's Heritage Planner for approval prior to the signs being removed.

Reason: To ensure there is a photographic record of changes to this listed heritage item. (DACHECPCC1)

7. Compliance with Standards

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

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

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

8. Waste Management During Development

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

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

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

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

9. Waste Management Confirmation

Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development

site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

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

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

Signed




Catriona Shirley, Planner

The application is determined under the delegated authority of:



Daniel Milliken, Acting Development Assessment Manager



















ATTACHMENT A

Notification Plan	Title	Date
 2017/361879	Plans - Notification	25/09/2017

ATTACHMENT B

Notification Document	Title	Date
 2017/390847	Notification Map	12/10/2017

ATTACHMENT C

Reference Number	Document	Date
 2017/361864	Report - Heritage	19/09/2017
 2017/361859	Report - Roche ASIC Extract	19/09/2017
 2017/361861	Report - Statement of Environmental Effects	22/09/2017
 2017/361865	Report - Waste Management	22/09/2017
 DA2017/0948	100 South Creek Road CROMER NSW 2099 - Development Application - Alterations and Additions	25/09/2017
 2017/361354	DA Acknowledgement Letter - Roche Products Pty Ltd	25/09/2017
 2017/361856	Report signage removal with cost estimate	25/09/2017
 2017/361719	to delete - Applicant Details	25/09/2017
 2017/361751	Applicant Details	25/09/2017
 2017/361832	Development Application Form	25/09/2017
 2017/361879	Plans - Notification	25/09/2017
 2017/361883	Plans - Master Set	25/09/2017
 2017/390847	Notification Map	12/10/2017
 2017/390838	Notification Letter - 86	12/10/2017
 2017/390925	0800_001	12/10/2017
 2017/390933	DA Acknowledgement Letter (not integrated) - Roche Products Pty Ltd	12/10/2017
 2017/421143	Confirmation of notification sign - 100 South Creek Road Cromer	27/10/2017
 2018/006584	Heritage Referral Response - DA2017/0948 - Roche site	04/01/2018