



Warringah Council

**RESIDENTIAL DEVELOPMENT - DEVELOPMENT APPLICATION ASSESSMENT REPORT**

**DA No.** DA2009/1078

**Assessment Officer:** Michael Edwards

**Property Address:** Lot 12, Sec 47, DP 111254, No.142 Ocean Street, Narrabeen

**Proposal Description:** Alterations and additions to an existing dwelling and inclusion of a granny flat.

**Plan Reference:** 06-09-0C Sheets 1 – 8, dated June 2009, prepared by Network Design.

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

**Estimated Cost of Works:** \$120,000

**Are S94A Contributions Applicable?**

Yes  No

<i>Warringah Section 94A Development Contributions Plan</i>			
Contribution based on total development cost of		\$ 120,000	
Contribution - all parts Warringah	Levy Rate	Contribution Payable	Council Code
Total S94A Levy	0.45%	\$540	6923
S94A Planning and Administration	0.05%	\$60	6924
Total	0.5%	\$600	

**Notification Required?**

Yes  No

**Period of Public Exhibition?**

14 days  21 days  30 days  N/A

**Submissions Received?**

Yes  No

**No. of Submissions:** No submissions

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

**RELEVANT BACKGROUND**

There is no background information relevant to the assessment of this application.

**PROPOSED DEVELOPMENT**

The application seeks Councils approval for the alterations and additions to the existing dwelling to accommodate a second storey granny flat. In more detail, the proposal involves the following:

- Enclosure of the area between the existing detached garage and dwelling to create a new front entry and storeroom with internal stair access to the upper storey granny flat;
- Provision of a paved courtyard north of the new front entry;
- Installation of a 3000L rainwater tank;
- Construction of an upper storey granny flat with attached roofed balcony.



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**SECTION 1 – CODE ASSESSMENT REPORT**

**ENVIRONMENTAL PLANNING INSTRUMENTS**

**WLEP 2000**

Locality: D1 Collaroy/Narrabeen

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

Category of Development:  Category 1  Category 2  Category 3

Desired Future Character:

*'The Collaroy/Narrabeen locality will be characterised by detached style housing and apartment style housing in landscaped settings and a range of complementary and compatible uses. New apartment development will be confined to the "medium density areas" shown on the map.*

*Outside the "medium density areas", future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality. All new development will be of a low scale and articulated with generous spaces between buildings to retain the open lake and seaside character of the locality and create visual interest. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.*

*The use of materials that blend with the colours and textures of the natural landscape are to be encouraged. Building designs are to incorporate the fine detail found in some of the older existing cottages.*

*Buildings and development along the Collaroy/Narrabeen Beachfront will address the current and future hazards of wave impact and coastal erosion.*

*The locality will continue to be served by the existing local retail centres in the areas shown on the map. Future development in these centres will be in accordance with the general principles of development control provided by clause 39.'*

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

Is the development considered to be consistent with the Locality's Desired Future Character Statement?  
 Yes  No

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

Category 2 Development Consistency Test (Section 2 Assessment Required)

Category 3 Development Consistency Test (Section 2 Assessment Required)



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**Built Form Controls:**

<p>Building Height (overall):</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 8.5m</p> <p><input type="checkbox"/> 11.0m</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> 6.6m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Building Height (underside of upper most ceiling):</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 7.2m</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> 6.3m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Front Setback:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 6.5m</p> <p>Is the Corner Allotment / Secondary Street Frontage control applicable?:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Requirement:</p> <p><input type="checkbox"/> 3.5m</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> 7.0m</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Corner Allotment:</b></p> <p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....m</p> <p><b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Housing Density:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input type="checkbox"/> 1 dwelling per 450sqm</p> <p><input checked="" type="checkbox"/> 1 dwelling per 600sqm</p>	<p><input checked="" type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....dwelling / per .....sqm</p> <p><b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Landscape Open Space:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> 40%</p> <p><input checked="" type="checkbox"/> 50%</p>	<p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> 41.1% (382.0sqm)</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



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<p>Rear Setback:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 6.0m</p> <p>Outbuildings:</p> <p>Requirement:</p> <p><input type="checkbox"/> 50% of rear setback</p>	<p><input checked="" type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....m</p> <p><b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Outbuildings:</b></p> <p><input type="checkbox"/> Existing and unchanged</p> <p><b>Proposed:</b> .....%</p> <p><b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Side Boundary Envelope:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requirement:</p> <p><input checked="" type="checkbox"/> 4m / 45 degrees</p> <p><input type="checkbox"/> 5m / 45 degrees</p>	<p><b>Boundary:</b> <input checked="" type="checkbox"/> Nth <input type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p>or</p> <p><b>Fully within Envelope:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Minor Breach:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Boundary:</b> <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p>or</p> <p><b>Fully within Envelope:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Minor Breach:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The D1 Collaroy / Narrabeen Locality Statement gives concession to the Side Boundary Envelope where the non-compliance is minimal and for the provision of an upper storey addition.</p> <p>In this regard, the concession applies to this development proposal as the granny flat is proposed as an upper storey addition and is minimal in extent, being confined to the uppermost portion of the wall and eave overhang in the southwestern-most corner of the granny flat.</p>
<p>Side Setbacks:</p> <p><b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> 900mm</p> <p><input checked="" type="checkbox"/> 4.5m</p>	<p><b>Boundary</b> <input checked="" type="checkbox"/> Nth <input type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p>or</p> <p><b>Proposed:</b> 4.0m to portico roof 6.5m to granny flat</p>



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	<p><b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Boundary</b> <input type="checkbox"/> Nth <input checked="" type="checkbox"/> Sth <input type="checkbox"/> Est <input type="checkbox"/> Wst</p> <p><input type="checkbox"/> Existing and unchanged</p> <p><b>or</b></p> <p><b>Proposed:</b> 1300mm</p> <p><b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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**General Principles of Development Control:**

<p><b>CL38 Glare &amp; reflections</b></p> <p><b>Applicable:</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>The imposition of conditions of consent will ensure the colours and finishes of the alterations and additions are within the medium to dark colour range so as to reduce excessive solar glare and reflections.</p>
<p><b>CL39 Local retail centres</b></p> <p><b>Applicable:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL40 Housing for Older People and People with Disabilities</b></p> <p><b>Applicable:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL41 Brothels</b></p> <p><b>Applicable:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL42 Construction Sites</b></p> <p><b>Applicable:</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p> <p>The imposition of conditions of consent will ensure the appropriate management of the site during construction works.</p>
<p><b>CL43 Noise</b></p> <p><b>Applicable:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL44 Pollutants</b></p> <p><b>Applicable:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL45 Hazardous Uses</b></p> <p><b>Applicable:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL46 Radiation Emission Levels</b></p> <p><b>Applicable:</b></p>	<p><b>Complies:</b></p>



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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL47 Flood Affected Land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL48 Potentially Contaminated Land</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> Based on the previous land uses if the site likely to be contaminated? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the site suitable for the proposed land use? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>CL49 Remediation of Contaminated Land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL49a Acid Sulfate Soils</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The subject site is identified as Class 4 Acid Sulfate Soils, where works 2m or more below natural ground level have a higher exposure. The proposed works, although including minor excavation for footings, do not exceed a depth of 2m below natural ground level. In this regard, the proposed development satisfies this General Principle.
<b>CL50 Safety &amp; Security</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL51 Front Fences and Walls</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL52 Development Near Parks, Bushland Reserves &amp; other public Open Spaces</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL53 Signs</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL54 Provision and Location of Utility Services</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL55 Site Consolidation in 'Medium Density</b> <b>Applicable:</b>	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>CL56 Retaining Unique Environmental Features on Site</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL57 Development on Sloping Land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL58 Protection of Existing Flora</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL59 Koala Habitat Protection</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL60 Watercourses &amp; Aquatic Habitats</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL61 Views</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No  The upper storey granny flat provides a finished building height of 6.6m to the front portion of the dwelling. To the north and west, the subject site is adjoined by multi-storey residential flat buildings. As such, there are no significant view corridors obtained from or over the site.
<b>CL62 Access to sunlight</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL63 Landscaped Open Space</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No  The provision of landscaped open space provides an area sufficient in depth and area for the establishment of deep soil quality landscape plantings. Further, the area of landscaped open space allows for the functional use by the occupants.
<b>CL63A Rear Building Setback</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL64 Private open space</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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<p><b>CL65 Privacy</b>  <b>Applicable:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL66 Building bulk</b>  <b>Applicable:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL67 Roofs</b>  <b>Applicable:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL68 Conservation of Energy and Water</b>  <b>Applicable:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No          The imposition of conditions of consent will ensure the commitments made within the BASIX Certificate are implemented in the dwelling prior to the issue of any Occupation Certificate.</p>
<p><b>CL69 Accessibility – Public and Semi-Public Buildings</b>  <b>Applicable:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL70 Site facilities</b>  <b>Applicable:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL71 Parking facilities (visual impact)</b>  <b>Applicable:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL72 Traffic access &amp; safety</b>  <b>Applicable:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL73 On-site Loading and Unloading</b>  <b>Applicable:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL74 Provision of Carparking</b>  <b>Applicable:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Complies:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No          The subject site currently makes provision for the accommodation of two (2) vehicles and the proposed works do not alter the existing carparking provision.</p>
<p><b>CL75 Design of Carparking Areas</b>  <b>Applicable:</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Complies:</b>  <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No</p>
<p><b>CL76 Management of Stormwater</b>  <b>Applicable:</b></p>	<p><b>Complies:</b></p>





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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL77 Landfill</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL78 Erosion &amp; Sedimentation</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No The imposition of conditions of consent will ensure the appropriate management of the site to prevent erosion and sedimentation.
<b>CL79 Heritage Control</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL80 Notice to Metropolitan Aboriginal Land Council and the National Parks and Wildlife Service</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL81 Notice to Heritage Council</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL82 Development in the Vicinity of Heritage Items</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>CL83 Development of Known or Potential Archaeological Sites</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No

**Schedules:**

<b>Schedule 5 State policies</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 6 Preservation of bushland</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 7 Matters for consideration in a subdivision of land</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No



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<b>Schedule 8 Site analysis</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 9 Notification requirements for remediation work</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 10 Traffic generating development</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 11 Koala feed tree species and plans of management</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 12 Requirements for complying development</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 13 Development guidelines for Collaroy/Narrabeen Beach</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 14 Guiding principles for development near Middle Harbour</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 15 Statement of environmental effects</b> <b>Applicable:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Complies:</b> <input type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No
<b>Schedule 17 Carparking provision</b> <b>Applicable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Complies:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes , subject to condition <input type="checkbox"/> No

**Other Relevant Environmental Planning Instruments:**

**SEPPs: Applicable?**  Yes  No

**SEPP Basix: Applicable?**

Yes  No

If yes: Has the applicant provided Basix Certification?

Yes  No



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**SEPP 55 Applicable?**

Yes  No

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

Yes  No

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

Yes  No

**SEPP Infrastructure  
Applicable?**

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

**REPs: Applicable?:**  Yes  No

**EPA Regulation Considerations:**

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



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<p><b>Clause 98 (BCA)</b> Applicable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Addressed via condition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
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**REFERRALS**

Referral Body/Officer	Required	Response
<b>Development Engineering</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Landscape Assessment</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Bushland Management</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Catchment Management</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Aboriginal Heritage</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Env. Health and Protection</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>NSW Rural Fire Service</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition <input type="checkbox"/> Unsatisfactory
<b>Energy Australia</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory, subject to condition



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		<input type="checkbox"/> Unsatisfactory
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**Applicable Legislation/ EPI's /Policies:**

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

**SECTION 79C EPA ACT 1979**

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



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## SECTION 2 – ISSUES

### WLEP 2000

#### DESIRED FUTURE CHARACTER

*'The Collaroy/Narrabeen locality will be characterised by detached style housing and apartment style housing in landscaped settings and a range of complementary and compatible uses. New apartment development will be confined to the "medium density areas" shown on the map.*

*Outside the "medium density areas", future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality. All new development will be of a low scale and articulated with generous spaces between buildings to retain the open lake and seaside character of the locality and create visual interest. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.*

*The use of materials that blend with the colours and textures of the natural landscape are to be encouraged. Building designs are to incorporate the fine detail found in some of the older existing cottages.*

*Buildings and development along the Collaroy/Narrabeen Beachfront will address the current and future hazards of wave impact and coastal erosion.*

*The locality will continue to be served by the existing local retail centres in the areas shown on the map. Future development in these centres will be in accordance with the general principles of development control provided by clause 39.'*

Clause 12(3)(a) of WLEP 2000 requires the consent authority to consider Category 1 development against the locality's DFC statement. Notwithstanding Clause 12(3)(a) only requires the consideration of the DFC statement, however as detailed under the Built Form Controls Assessment section of this report the proposed development results in non-compliances with the Landscaped Open Space and Side Setback Built Form Control/s, as such pursuant to Clause 20(1) a higher test is required

Accordingly, an assessment of consistency of the proposed development against the locality's DFC is provided hereunder:

*The proposed development is considered to satisfy the applicable DFC statement for the reasons detailed hereunder:*

- The proposed alterations and additions maintain the detached style housing character. Although the subject site is adjoined on the northern elevation by a multi-storey residential flat building, the proposed alterations and additions maintain the character of the existing site.
- The subject site is located within the medium density area, however provides a consistent pattern of development with the detached residential dwelling adjoining the southern elevation of the subject site and the detached residential dwellings located opposite.
- The alterations and additions propose the use of finishes to provide a contemporary look to the existing dwelling and with the imposition of conditions to ensure the use of medium to dark colours, will ensure the colours and finishes blend with the natural environment.
- The alterations and additions will complement the fine detail found in some of the older existing cottages through the use of weatherboard cladding and louvered glass windows, which is a consistent feature of such dwellings.

Accordingly, the proposed alterations and additions are considered consistent with the Desired Future Character.

#### BUILT FORM CONTROLS

As detail within Section 1 (Code Assessment) the proposed development does not comply with the Locality's Landscaped Open Space and Side Setback Built Form Controls, accordingly, further assessment is provided hereunder.



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**Description of variations sought and reasons provided:**

**Landscaped Open Space Built Form Control**

*Requirement:*

Development within the medium density area is to provide 50% of the site as landscaped open space.

*Area of inconsistency with control:*

The proposed alterations and additions provide a total provision of 41.1% landscaped open space.

*Merit Consideration of Non-compliance:*

The subject site is located within the medium density area of the D1 Collaroy / Narrabeen Locality. In this regard, notwithstanding the detached residential dwelling character of the existing building, the site is subject to the Built Form Controls that are specific for development of a higher density. Accordingly, were the subject site not located within the medium density area, the provision of landscaped open space would comply with the minimum requirement of 40%.

Notwithstanding, the following considerations have been applied in the assessment of the variation to the Landscaped Open Space Built Form Control:

***Enable the establishment of appropriate planting to maintain and enhance the streetscape and the desired future character of the locality.***

The provision of 41.1% of the site area maintains sufficient areas to accommodate quality and dense landscape plantings that will maintain a landscaped setting on the site and contribute to the desired future character of the locality.

***Enable the establishment of appropriate planting that is of scale and density commensurate with the building height, bulk and scale.***

The proposed works are predominantly over an existing hard surfaced area, maintaining the existing deep soil areas and existing landscape plantings. In this regard, there will be no significant reduction in the future accommodation of landscape plantings that are commensurate with the building height, bulk and scale.

***Enhance privacy between dwellings.***

The subject site is adjoined to the north by a multi-storey residential flat building. In this regard, the subject site has reduced visual privacy given the orientation of balconies which allow for a direct view over the subject site. Notwithstanding, there is sufficient landscaped open space to enable the establishment of landscape plantings that will aid visual privacy.

***Accommodate appropriate outdoor recreational needs to suit the anticipated requirements of the occupants and provide space for service functions including clothes drying.***

The provision of landscaped open space maintains a functional area that accommodates the outdoor recreational needs of the occupants and service functions.

***Facilitate water management including on-site detention and the infiltration of stormwater.***

The provision of 41.1% of the site area will enable effective and appropriate natural infiltration of stormwater.

***Incorporate the establishment of any plant species nominated in the relevant locality statement. Conserve significant features on the site.***

The D1 locality statement does not specify the establishment of any plant species.



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## **Side Setback Built Form Control**

### *Requirement:*

Buildings within the medium density area are to provide a side setback of 4.5m

### *Area of inconsistency with control:*

The roofed portico provides a setback to the northern boundary of 4.0m and 1.3m to the storeroom.

### *Merit Consideration of Non-compliance:*

The subject site is located within the medium density area of the D1 Collaroy / Narrabeen Locality. In this regard, notwithstanding the detached residential dwelling character of the existing building, the site is subject to the Built Form Controls that are specific for development of a higher density. Accordingly, were the subject site not located within the medium density area, the proposed side setback would comply with the minimum requirement of 900mm.

Notwithstanding, the following considerations have been applied in the assessment of the variation to the Side Setback Built Form Control:

### ***Ensure that development does not become visually dominant by virtue of its height and bulk.***

The second storey granny flat provides a finished height of 6.6m and with the provision of a deep roofed balcony provides an articulated built form and does not become visually dominant by virtue of its building height or bulk.

### ***Preserve the amenity of the surrounding land.***

The provision of an upper storey granny flat towards the front of the existing dwelling does not result in any unreasonable or excessive overshadowing to the southern adjoining property and there are no unreasonable opportunities for overlooking.

### ***Ensure that development responds to site topography.***

The subject site is located below street-level. At the location of the proposed works, the site is predominantly level. In this regard, it is considered that the development responds appropriately to the site topography.

### ***Provide separation between buildings and create a sense of openness.***

The proposed storeroom is situated between the existing detached garage and dwelling, providing a matching side setback to the southern boundary. To the north, the roofed portico provides a setback of 4.0m however is open and lightweight. It is also noted that the increased side setback is provided to the northern elevation which is adjoined by the multi-storey residential flat building, providing a reasonable sense of openness and separation.

### ***Provide opportunities for landscaping.***

The subject site, notwithstanding the non-complying side setback, maintains a satisfactory provision of landscaped open space which in turn, maintains the existing landscaped setting of the site.

### **Clause 20(1) stipulates:**

*“Notwithstanding clause 12 (2) (b), consent may be granted to proposed development even if the development does not comply with one or more development standards, provided the resulting development is consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.”*

In determining whether the proposal qualifies for a variation under Clause 20(1) of WLEP 2000, consideration must be given to the following:

- (i) **General Principles of Development Control**





Warringah Council

The proposal is generally consistent with the General Principles of Development Control and accordingly, qualifies to be considered for a variation to the development standards, under the provisions of Clause 20(1) (See discussion on “General Principles of Development Control” in this report for a detailed assessment of consistency).

**(ii) Desired Future Character of the Locality**

The proposal is consistent with the Locality’s Desired Future Character Statement and accordingly, qualifies to be considered for a variation to the development standards, under the provisions of Clause 20(1) (See discussion on “Desired Future Character” in this report for a detailed assessment of consistency).

**(iii) Relevant State Environmental Planning Policies**

The proposal has been considered consistent with all applicable State Environmental Planning Policies. (Refer to earlier discussion under ‘State Environmental Planning Policies’). Accordingly the proposal qualifies to be considered for a variation to the development standards, under the provisions of Clause 20(1).

As detailed above, the proposed development is considered to satisfy the requirements to qualify for consideration under Clause 20(1). It is for this reason that the variation to the Landscaped Open Space, Side Setback and Side Boundary Envelope Built Form Controls (Development Standards) pursuant to Clause 20(1) are supported.

**SECTION 3 – SITE INSPECTION ANALYSIS**



Site area 929.0sqm

Detail existing onsite structures:

- None
- Dwelling
- Detached Garage

- Detached shed
- Swimming pool
- Tennis Court
- Cabana



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**Site Features:**

- None
- Trees
- Under Storey Vegetation
- Rock Outcrops
- Caves
- Overhangs
- Waterfalls
- Creeks / Watercourse
- Aboriginal Art / Carvings
- Any Item of / or any potential item of heritage significance

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

- Yes  No

If Yes where from (in relation to site):

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

**View of:**

- Ocean / Waterways  Yes  No
- Headland  Yes  No
- District Views  Yes  No
- Bushland  Yes  No

**Bushfire Prone?**

- Yes  No

**Flood Prone?**

- Yes  No

**Affected by Acid Sulfate Soils**

- Yes  No

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

- Yes  No

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

- Yes  No

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

- Yes  No

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

- Yes  No

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

- Yes  No

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

- Yes  No

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

- Yes  No

**Is the development Integrated?**

- Yes  No

**Does the development require concurrence?**

- Yes  No

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

- Yes  No

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

- Yes  No

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

- Yes  No



Warringah Council

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

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

Signed \_\_\_\_\_ Date 18 September 2009

**Michael Edwards, Development Assessment Officer**

**SECTION 4 – APPLICATION DETERMINATION**

**Conclusion:**

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

- Satisfactory
- Unsatisfactory

**Recommendation:**

**That Council as the consent authority**

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



Warringah Council

"I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest"

**DEVELOPMENT APPLICATION:** DA2009/1078

**PROPERTY ADDRESS:** No.142 Ocean Street, Narrabeen

Signed \_\_\_\_\_ Date 18 September 2009

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**Michael Edwards, Development Assessment Officer**

The application is determined under the delegated authority of:

Signed \_\_\_\_\_ Date 18 September 2009

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**Steven Findlay, Team Leader, Development Assessment**