

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2018/1051
Responsible Officer:	Hugh Halliwell
Land to be developed (Address):	Lot A DP 404223, 1901 Pittwater Road BAYVIEW NSW 2104
Proposed Development:	Alterations and Additions to an existing dwelling house
Zoning:	R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Benjamin Richard Gaze Rebecca Elizabeth Jones Joanna Lucy Jones
Applicant:	Benjamin Richard Gaze
Application lodged:	21/06/2018
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	28/06/2018 to 16/07/2018
Advertised:	Not Advertised
Submissions Received:	1
Recommendation:	Approval
Estimated Cost of Works:	\$ 90,000.00

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

Pittwater 21 Development Control Plan - C1.3 View Sharing

Pittwater 21 Development Control Plan - C1.5 Visual Privacy

Pittwater 21 Development Control Plan - C1.14 Separately Accessible Structures

Pittwater 21 Development Control Plan - D4.1 Character as viewed from a public place

Pittwater 21 Development Control Plan - D4.3 Building colours and materials

Pittwater 21 Development Control Plan - D4.8 Building envelope

Pittwater 21 Development Control Plan - D4.10 Landscaped Area - Environmentally Sensitive Land

SITE DESCRIPTION

Property Description:	Lot A DP 404223 , 1901 Pittwater Road BAYVIEW NSW 2104
Detailed Site Description:	The site is known as 1901 Pittwater Road, Bayview and legally referred to as Lot A in Deposited Plan 404223. The site is a battle-axe shaped allotment and has a total site area of 750m ² . Vehicular and pedestrian access is gained via the 4.657m wide, east facing frontage. The site is located on the western side of Pittwater Road and adjoins other similar low-density residential properties on all sides with the exception of the eastern side where Bayview Reserve is located. The site experiences a fall of 6m from the south-western corner of the site towards the eastern street frontage, with a slope of 10.79%. The site is currently occupied by a single dwelling to the central portion of the site with no formalised off-street parking. A site inspection was carried out on 2 August 2018.

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:

- Development application N0347/13 - Council approved alterations and additions to the existing dwelling on 21 January 2014;
- Construction certificate CC0061/14 - Construction certificate issued and commencement certificate received for additions to the existing dwelling on 18 March 2014;
- Mod2018/0002 - An application to modify development consent N0347/13 was lodged with Council and subsequently withdrawn due to concerns relating to the application not being substantially the same development as what was originally approved.

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks development consent for alterations and additions to an existing two storey dwelling, comprising the following works:

- Construction of a new double garage and adjoining walkway and laundry;
- Construction of a home office, ensuite and balcony above the double garage; and
- Internal alterations to the existing dwelling to provide for a new study/library.

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 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – 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&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&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This documentation has been submitted.</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 the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider 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&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&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction</p>

Section 4.15 Matters for Consideration'	Comments
	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) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (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.

NOTIFICATION & SUBMISSIONS RECEIVED

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

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

Name:	Address:
Mr Brady William Halls	3 Fermoy Avenue BAYVIEW NSW 2104

Due to an error in Council's system, a second submission was not properly identified, and therefore, the submission was not listed above. The second submission was received from Ms Janice Cudmore at 1A Fermoy Avenue.

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

- View sharing;
- Visual impact;

- Solar access;
- Privacy; and
- Landscaped area.

See relevant sections of this report for discussion of each issue.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
NECC (Development Engineering)	<p>The proposal is for a double garage with first floor office space. The previous DA N0347/13 did not require any OSD management for the development. Given proximity of the site to the sea front no OSD will be required.</p> <p>No Development Engineering objections raised to the proposed development subject to conditions.</p> <p>Comments from planner:</p> <p>Clarification was sought from the development engineer with regards to the above comments and the provision of OSD on-site. The following comments were received:</p> <p><i>I can confirm that it will not be needed.</i></p> <p><i>There are two reasons, it's proximity with waterway and being at the bottom of the catchment. Provision of OSD at this location may be considered to be detrimental for flood mitigation.</i></p>
Strategic and Place Planning (Heritage Officer)	HERITAGE COMMENTS
	Discussion of reason for referral
	<p>This application has been referred to heritage as it adjoins a heritage item</p> <p><i>Item – Sea Scout Hall</i></p>
	Details of heritage items affected
	<p>Details of these items, as contained within the Pittwater Heritage Inventory, is:</p>

Internal Referral Body	Comments																					
	<p><i>Sea Scout Hall</i></p> <p><u>Statement of Significance</u> The Bayview Scout Hall is a significant site to illustrate the early development and history of Pittwater. It is historically associated with the early Pittwater Aquatic Club, the Ambulance Station and the 1st Bayview Sea Scouts. The Scout Hall is one of most intact remaining Scout Halls of the early Pittwater development.</p> <p><u>Physical Description</u> One storey weatherboard hall with tiled roof on the waterfront, partially elevated on concrete posts. A ship 'wheel' decorates the front facade.</p> <table><tr><th colspan="3">Other relevant heritage listings</th></tr><tr><td>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</td><td>No</td><td></td></tr><tr><td>Australian Heritage Register</td><td>No</td><td></td></tr><tr><td>NSW State Heritage Register</td><td>No</td><td></td></tr><tr><td>National Trust of Aust (NSW) Register</td><td>No</td><td></td></tr><tr><td>RAIA Register of 20th Century Buildings of Significance</td><td>No</td><td></td></tr><tr><td>Other</td><td>N/A</td><td></td></tr></table> <p><u>Consideration of Application</u> The proposal seeks consent for alterations and additions to an existing dwelling including a garage and home office. The site, 1901 Pittwater Road, is a battle-axe block with a driveway access handle that extends down to Pittwater Road. Views of the site are obscured by the large dwelling at 1903-1905 Pittwater Road.</p> <p>The heritage item sits opposite the driveway access handle to the property, across Pittwater Road. Given the dwelling at 1903-1905 Pittwater Road, the subject property is not readily viewed from the heritage item and vice versa. Given the lack of views as well as the physical separation, there is considered to be no impact upon the significance of the heritage item. The proposal can be</p>	Other relevant heritage listings			Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No		Australian Heritage Register	No		NSW State Heritage Register	No		National Trust of Aust (NSW) Register	No		RAIA Register of 20th Century Buildings of Significance	No		Other	N/A	
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Other	N/A																					

Internal Referral Body	Comments
	<p>supported by Heritage.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? No</p> <p>Has a Heritage Impact Statement been provided? No</p> <p>Further Comments</p> <p>COMPLETED BY: Brendan Gavin, Strategic Planner</p> <p>DATE: 10 August 2018</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. 889954S_02, dated 20 June 2018).

The BASIX Certificate indicates that the development will achieve the following:

Commitment	Required Target	Proposed
Water	40	43
Thermal Comfort	Pass	Pass
Energy	50	53

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.

Pittwater Local Environmental Plan 2014

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	6.81m	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
4.3 Height of buildings	Yes
5.10 Heritage conservation	Yes
7.1 Acid sulfate soils	Yes
7.2 Earthworks	Yes
7.7 Geotechnical hazards	Yes
7.10 Essential services	Yes

Pittwater 21 Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
Front building line	6.5m	>6.5m	N/A	Yes
Rear building line	6.5m	>6.5m	N/A	Yes
Side building line	2.5m	5.532m	N/A	Yes
	1m	1m	N/A	Yes
Building envelope	3.5m	Within envelope	N/A	Yes
	3.5m	Outside envelope	N/A	No
Landscaped area	60%	47.92% (w/o variation)	20.13%	No
		56.36% (w/ variation)	6.07%	No

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.4 Church Point and Bayview Locality	Yes	Yes
A5.1 Exhibition, Advertisement and Notification of Applications	Yes	Yes
B1.2 Heritage Conservation - Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B3.1 Landslip Hazard	Yes	Yes
B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land	Yes	Yes
B5.10 Stormwater Discharge into Public Drainage System	Yes	Yes
B6.1 Access driveways and Works on the Public Road Reserve	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
B6.2 Internal Driveways	Yes	Yes
B6.3 Off-Street Vehicle Parking Requirements	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.2 Construction and Demolition - Erosion and Sediment Management	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes
B8.4 Construction and Demolition - Site Fencing and Security	Yes	Yes
B8.5 Construction and Demolition - Works in the Public Domain	Yes	Yes
C1.1 Landscaping	Yes	Yes
C1.2 Safety and Security	Yes	Yes
C1.3 View Sharing	Yes	Yes
C1.4 Solar Access	Yes	Yes
C1.5 Visual Privacy	Yes	Yes
C1.6 Acoustic Privacy	Yes	Yes
C1.7 Private Open Space	Yes	Yes
C1.12 Waste and Recycling Facilities	Yes	Yes
C1.13 Pollution Control	Yes	Yes
C1.14 Separately Accessible Structures	No	Yes
C1.23 Eaves	Yes	Yes
D4.1 Character as viewed from a public place	Yes	Yes
D4.2 Scenic protection - General	Yes	Yes
D4.3 Building colours and materials	No	Yes
D4.5 Front building line	Yes	Yes
D4.6 Side and rear building line	Yes	Yes
D4.8 Building envelope	No	Yes
D4.10 Landscaped Area - Environmentally Sensitive Land	No	Yes
D4.13 Construction, Retaining walls, terracing and undercroft areas	Yes	Yes

Detailed Assessment

C1.3 View Sharing

One (1) submission has been received from the adjoining property at 1A Fermoy Avenue, Bayview located to the west of the subject site raising concerns with respect to view sharing impacts. This submission raises concerns regarding the potential impact on views currently enjoyed from that property as a result of the proposed home office. A site inspection was conducted at the concerned property on 21 August and 21 September 2018 in order to determine the full extent of impact from that property. Photos were also taken (see below) to provide an indication of existing views with height poles also confirming the extent of built form. In assessing the extent of the impact, consideration is given to the outcomes and controls of Clause C1.3 of P21 DCP and the relevant planning principle, *Tenacity v Warringah*.

Whilst view sharing was not raised in the objection from 3 Fermoy Avenue, a discussion on-site with the owner of No. 3 confirmed concerns regarding the potential for the proposal to impact on existing views. This has also been taken into account in this section.

Tenacity v Warringah outlines a four-step assessment process to determine the reasonableness of any view sharing impact. The assessment criteria is as follows:

What views are to be affected?

The view to be affected, as seen below, is a water view that is heavily filtered by existing tree canopy. Further beyond this water view, is Bushranger's Hill in the background. *Tenacity v Warringah* emphasises the importance of water views and iconic views over land views. This first step also places importance on whole views as opposed to partial views (i.e. a view that is obscured). Although there are water views in question, this view is heavily obscured by existing tree canopy that is not permanent and subject to change over time. Understanding this, the view may be considered vulnerable in this case. Regarding the view from 3 Fermoy Avenue, the view in question is a water view and part of Bushranger's Hill. It is noted (see image 3) that the water view is less obscured by vegetation, in comparison to the view from 1A Fermoy Avenue (see images 1 and 2).



Image 1: Filtered water view to the east. Photo taken from a seated position in the dining area. The height poles show the filtered water view will remain largely unaffected by the proposal with a corridor providing view of the water.



Image 2: Filtered water view to the east. Photo taken from a standing position in the dining area. Height poles confirm that the water views will be unaffected by the proposal.



Image 3: Views to the east down the access handle servicing No. 1901 Pittwater Road will remain unaffected. Photo is taken from a rear deck/pool area located at No. 3 Fermoy Avenue.

From what part of the property are the views obtained from?

The view in question is experienced across a rear boundary. *Tenacity v Warringah* states that views across side boundaries are generally more difficult to protect than views across front or rear boundaries. In light of this, the view in question may be considered worthy of protection noting that it is enjoyed across a rear boundary. Furthermore, image 1 is taken from a seated position where generally sitting positions are often more difficult to protect than standing views. Considering this, the view may be difficult to protect as opposed to a view from a standing position. With regards to the view from 3 Fermoy Avenue, the view is enjoyed across a rear boundary and from a standing position.

What is the extent of the impact?

The third step assesses the extent of the impact from the whole of the property and not just for the view that is affected. The impact on views from living areas is more significant than those from bedrooms or

service areas (though views from kitchens are highly valued due to the amount of time people spend in them). Although the impact may be assessed quantitatively, it may be more appropriate to assess the impact qualitatively. As seen in images 4 and 5, the neighbour will retain what are considered to be more significant views north towards Lion Island. Compared with those views which will be retained, the impact to the east (as seen in images 1 and 2), is considered to be negligible, particularly as the view is likely to be unaffected with a view corridor being maintained between the existing dwelling and proposed development. Furthermore, the view is heavily filtered by existing tree canopy and subject to change. The views to the north, which will remain unaffected are enjoyed from a principal living area within the house that will continue to be enjoyed by the owner. As for the view from 3 Fermoy Avenue, the view is enjoyed from what may be considered an area of primary open space consisting of mainly a pool and deck area servicing the dwelling at No. 3. The extent of the impact for this neighbour is considered negligible noting that the development will remain largely in line with the existing rendered masonry wall along the eastern boundary adjoining No. to impact the existing view (see below).



Image 4: Views to the north, including Lion Island, which will remain unaffected. Photo is taken from a rear balcony off a living area.



Image 5: Views to the north, including Lion Island, which will remain unaffected. Photo is taken from an internal living area.

The reasonableness of the proposal that is causing the impact.

The fourth and last step requires an assessment of the proposal that is causing the impact against the relevant planning controls. Where a development complies with all planning controls, it might be considered more reasonable than one that breaches them. Furthermore, where a impact on views arises as a result of non-compliance with one more planning controls, even a moderate impact may be considered unreasonable. If the proposal complies with all planning controls, then the questions should be asked whether a more skilful design could provide the applicant with the same development potential and amenity, whilst at the same time reducing the impact on the views of neighbours. An assessment of the relevant planning controls finds breaches to the minimum landscape area requirement and building envelope plane along the eastern elevation. However, should the proposal comply with the landscaped area and building envelope controls, it is not expected that compliance with both controls would result in an improved outcome for the neighbour. It is not expected that an amended design would result

Importantly, views to the north will be retained for the concerned neighbour at No. 1A with view sharing

being achieved for the subject property and neighbour. The views enjoyed to the north are considered the dominant views with importance placed on those over those obstructed views to the east. The height poles seen in images 1 and 2 also confirm that the existing water view will be unaffected by the proposal with a view corridor between the existing dwelling and proposed development being provided. As for the neighbour at No. 3, the view down the access handle is unlikely to be impacted with the southern elevation of the proposed garage and home office extending approximately in line with the rendered masonry wall on the eastern boundary of No. 1901 adjoining No. 1903-1905, therefore not impacting on the view corridor along the access handle seen in image 3. In light of the above, the proposal is considered satisfactory and therefore supported.

C1.5 Visual Privacy

A submission has been received from the an adjoining property to the west at No. 3 Fermoy Avenue. The submissions raises concern regarding the potential loss of privacy to the backyard and deck areas surrounding the pool. It is understood that the proposal seeks consent for three west facing windows along the western elevation that may create opportunity for some overlooking of the neighbour's rear yard. Although these windows do not service a principal living area, but rather stairs providing access to the home office area, therefore, leading to minimal privacy impact for the neighbour, it would not be unreasonable to request the sill height of the windows in question to be raised to a minimum 1.7m from the finished floor level. Therefore, the following condition of consent is recommended should the proposal be approved:

All windows along the western elevation of the first floor must have a minimum sill height of 1.7m when measured from the finished floor level (RL 13.300).

Subject to the above condition being included in any final consent, the proposal is not considered to adversely impact the visual privacy for the concerned property owner.

C1.14 Separately Accessible Structures

The proposed home office will provide bathroom facilities. This is contrary to clause C1.14 which requires no bathroom facilities to be present within any separately accessible structure. Notwithstanding, where distance from the nearest bathroom facilities dictates, Council may consider bathroom/toilet facilities. In this case, the distance from the nearest bathroom facility warrants the proposed home office to have an ensuite.

However, should the application be approved, the following conditions of consent are recommended:

A separate development application is required to be made for any use of the home office as a separate dwelling, including a secondary dwelling.

Any wetbar within the home office is not to contain any cooking facilities, including an oven and stovetop.

D4.1 Character as viewed from a public place

Submissions have been received raising concerns regarding the proposal being out of character with the area and potentially leading to a business development.

First, the proposal seeks consent for a home office, which may be used for a home business at a later date. It is noted that home businesses are a form of permitted development within the area. This assessment cannot consider a hypothetical situation regarding whether a home office is used the purposes of a larger business outside the scope of this application or potential consent. Should the

neighbour have concerns regarding the future use of the structure, then they are encouraged to seek other avenues outside this application.

Second, submissions from both neighbour's raise objection regarding the bulk and scale of the built form not being in character with the area. Non-compliance's aside, it is noted that both the garage and home office are not untypical development types for a residential area such as this. Regarding non-compliance's, the landscaped area and building envelope breaches are acceptable (see relevant sections) and do not lead to a development that is uncharacteristic of a residential area. Appreciating the concerns from both neighbour's, the proposal is acceptable and not an unreasonable form of development. A submission from 1A Fermoy Avenue has requested that the ceiling height of the home office be reduced, in order to limit the visual impact and improve the view sharing outcome. Notwithstanding this, reducing the ceiling height (currently at 2.75m) to 2.4m is not an unreasonable request in order to help minimise the perceived bulk and scale of the built form. Therefore, it is considered warranted to request the plans be amended to reflect a lower structure. Should the application be approved, the following condition of consent is recommended:

The roof ridge is to be lowered from RL 17.25 to RL 16.95.

In addition to lowering the structure, providing screen planting along the western boundary to soften the built form from the neighbouring properties is considered to be appropriate. The following condition of consent is recommended should approval be granted:

Screen planting having a minimum maturity height of 3m is to be provided along the western boundary, between the garage and home office, and properties 1A and 3 Fermoy Avenue. Species selection is to incorporate locally indigenous species.

D4.3 Building colours and materials

No schedule of colours and materials has been provided with the application. A condition is recommended requiring one to be submitted prior to a CC being issued.

The following condition is recommended:

The proposed roof colour and metal cladding is to be equivalent to or darker than Colourbond 'Windspray'. The colours and materials used shall be dark and earthy, as well as non-glare and of low reflectivity. A satisfactory specification which achieves this shall be submitted to the Accredited Certifier with the Construction Certificate application in the form of an amended Schedule of Finishes.

D4.8 Building envelope

The proposed eave protrudes through the prescribed building envelope plane along the eastern elevation. Due to the increased setback of the eastern external wall of the upper floor and balcony, the proposal is largely compliant the building envelope control. Clause D4.8 allows for a variation where eaves extend outside the building envelope. In this case, it is not anticipated that the non-compliance will result in an unreasonable impact on adjoining properties and is therefore supported on merit.

D4.10 Landscaped Area - Environmentally Sensitive Land

A submission has been received from 3 Fermoy Avenue raising concerns regarding the lack of landscaped area onsite as a result of the proposed development.

A calculation of the landscaped area finds there to be a total of 47.92% of landscaped area onsite (excluding access handle), equating to a shortfall of 12.06% or 90.45m². Notwithstanding this, the

proposal is considered reasonable with adequate landscaping to continue to be provided onsite. Clause D4.10 has a provision that allows for a variation to the landscaped area control where the outcomes are achieved. Should the outcomes be achieved, impervious areas less than 1m in width (e.g. pathways) and certain areas of outdoor recreational space (up to 6% of the site) may be included in the landscaped proportion of the site.

Assessed closely against the outcomes of the clause, there is considered to be no unreasonable impact on stormwater management onsite nor general infiltration of water. Submitted shadow diagrams show there to be no additional unreasonable impact on adjoining properties nor private open space areas or principal living areas. While the application seeks consent for additional bulk and scale, the built form is not thought to be inconsistent within the context of the surrounding area and the wider locality. The additional built form does not result in the loss of any vegetation, in particular any native canopy trees that may further accentuate the built form. As discussed under clause D4.1, the proposal is not inconsistent with the desired future character of the locality. Although a reduction to the landscaped area, there is not considered to be unreasonable impact on the adjoining properties, in particular No. 3 Fermoy Avenue.

For the reasons noted above, the proposal is seen to meet the outcomes of the clause and therefore triggering a variation to allow pathways less than 1m in width and decks (up to 6% of the total site area) no higher than 1m above ground level (existing). Including these areas, the proposed landscaped area is calculated at being 56.36%. While the proposal remains non-compliant, the non-compliance is seen as minor and acceptable on merit noting the proposal is able to achieve the stipulated outcomes of clause D4.10.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Pittwater Section 94 Development Contributions Plan

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;
- Pittwater Local Environment Plan;
- Pittwater 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 DA2018/1051 for Alterations and Additions to an existing dwelling house on land at Lot A DP 404223, 1901 Pittwater Road, BAYVIEW, 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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A-DA-100-001	12/06/2018	Norrsken Ko.
DA-01	18/05/2016	Norrsken Ko.
DA-02 Issue A	23/01/2018	Norrsken Ko.

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, 889954S_02	20/06/2018	Norrsken Kolektiv

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	4/06/2018	Ben Gaze

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)

2. **Amendments to the approved plans**

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

- All windows along the western elevation of the first floor must have a minimum sill height of 1.7m when measured from the finished floor level (RL 13.300).
- The roof ridge is to be lowered from RL 17.25 to RL 16.95.

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. (DACPLB02)

3. **Prescribed conditions (Demolition):**

(a) 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 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
- (ii) 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.

(b) 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.

(c) 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.

Reason: Legislative Requirement (DACPLB09)

4. **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)

5. **General requirements (Demolition):**

(a) Unless authorised by Council:

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 a Notice of Commencement to Council, a copy of the Development Consent is to remain onsite at all times until completion of demolition works. 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) The applicant shall bear the cost of all works that occur on Council's property.

(f) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(g) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

(h) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(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.

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

6. 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)

7. **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.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

8. **Vehicle parking and turning area**

Driveway parking and turning area within the private property are to Comply with AS/NZS 2890.1:2004. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate

Reason: To ensure suitable vehicular access to private property

9. **Compliance with standards (Demolition):**

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 Council prior to the commencement of demolition works.

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

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. (DACPLC02)

11. **External Colours and Materials**

The proposed roof colour and metal cladding is to be equivalent to or darker than Colourbond 'Windspray'. The colours and materials used shall be dark and earthy, as well as non-glare and of low reflectivity. A satisfactory specification which achieves this shall be submitted to the Accredited Certifier with the Construction Certificate application in the form of an amended Schedule of Finishes.

Reason: To ensure compliance with Pittwater 21 DCP.

12. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

13. Maintenance of Road Reserve

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

Reason: Public Safety.

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

14. Restoration of Damaged Public Infrastructure

Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the Occupation Certificate application.

Reason: To ensure public infrastructure is returned to the state it was in prior to development

15. House / Building Number

House/building number is to be affixed to the building to be readily visible from the public domain.

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

Reason: Proper identification of buildings. (DACPLF04)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

16. **Home office**

The home office is not to be used for the purposes of separate habitation. A separate development application is required to be made for any use of the home office as a separate dwelling, including a secondary dwelling.

Reason: To ensure the home office is not used as a separate dwelling.

17. **Home office**

Any wet bar within the home office is not to contain any cooking facilities, including an oven and stove top.

Reason: To ensure the home office does not contain any cooking facilities.

18. **Screen planting**

Screen planting having a minimum maturity height of 3m is to be provided along the western boundary, between the garage and home office, and properties 1A and 3 Fermoy Avenue. Species selection is to incorporate locally indigenous species. If the screen planting is impacted or damaged, then a replacement screen planting with a minimum mature height of 3m is to be planted along the western boundary in place of that screen planting.

Reason: To minimise the bulk and scale of the built form as viewed from neighbouring properties.

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

Signed




Hugh Halliwell, Planner

The application is determined on 04/10/2018, under the delegated authority of:




Anna Williams, Manager Development Assessments

ATTACHMENT A

Notification Plan	Title	Date
 2018/377702	Plan - Notification	21/06/2018








ATTACHMENT B

Notification Document	Title	Date
 2018/395340	Notification Map	28/06/2018

ATTACHMENT C

Reference Number	Document	Date
 2018/377699	Delete	15/12/2017
 2018/377700	Plan - Survey	12/05/2018
 2018/377696	Report - Waste Management Plan	04/06/2018
 2018/377701	Plan - Stormwater Management Plan	12/06/2018
 2018/377705	Plan - Landscape	12/06/2018
 2018/377697	Report - Statement Of Environmental Effects	12/06/2018
 2018/512338	Heritage Referral Response - DA2018/1051 - 1901 Pittwater Road, Bayview	18/06/2018
 2018/377698	Report - Geotechnical Covering Letter	19/06/2018
 DA2018/1051	1901 Pittwater Road BAYVIEW NSW 2104 - Development Application - Alterations and Additions	21/06/2018
 2018/377703	Plan - Master Set	21/06/2018
 2018/377702	Plan - Notification	21/06/2018
 2018/377706	Plan - External	21/06/2018
 2018/377692	DA Acknowledgement Letter - Benjamin Richard Gaze	21/06/2018
 2018/377712	Report - BASIX Certificate	21/06/2018
 2018/379133	Fee Form	21/06/2018
 2018/379134	Applicants Details	21/06/2018
 2018/379135	Development Application Form	21/06/2018
 2018/395300	ARP Notification Map	28/06/2018
 2018/395319	DA Acknowledgement Letter (not integrated) - Benjamin Richard Gaze	28/06/2018
 2018/395340	Notification Map	28/06/2018
 2018/395367	Notification Letter - 8	28/06/2018
 2018/439198	Online Submission - Halls	10/07/2018
 2018/456579	Notification sign confirmation	18/07/2018
 2018/486355	Site Photos	03/08/2018
 2018/505451	Submission - Cudmore	09/08/2018
 2018/533375	Site Photos - 1A Fermoy Avenue, Bayview	22/08/2018
 2018/558154	Shadow diagrams	29/08/2018
 2018/561501	Development Engineering Referral Response	30/08/2018
 2018/586211	Request for height poles - DA2018/1051 - 1901	10/09/2018

Pittwater Road, Bayview

	2018/636954	Stamped Plans - 1901 Pittwater Road, Bayview	18/09/2018
	2018/613093	Height Poles - Re: 1901 Pittwater Road Bayview	21/09/2018
	2018/613179	Height pole certification - Re: 1901 Pittwater Road Bayview	21/09/2018
	2018/618756	Site Photos (height poles)- 1A Fermoy Avenue	25/09/2018
	2018/618822	Site Photos (with height poles) - 3 Fermoy Avenue, Bayview	25/09/2018
	2018/633258	Engineering comments	03/10/2018
	2018/636974	Notice of Determination	04/10/2018