

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2016/0957
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Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 1145029, 33 Myoora Road TERREY HILLS NSW 2084
Proposed Development:	Alterations and Additions to an existing educational establishment
Zoning:	LEP - Land Zoned RU4 Primary Production Small Lots LEP - Land identified in Schedule 1 Additional Permitted Uses. Refer to attached extract of WLEP2011
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	German International School Sydney
Applicant:	German School Johannes Gutenberg Limited By Guarantee

Application lodged:	14/09/2016
Application Type:	Integrated
State Reporting Category:	Other
Notified:	23/09/2016 to 28/10/2016
Advertised:	24/09/2016
Submissions:	0
Recommendation:	Approval

Estimated Cost of Works:	\$ 444,000.00
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ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

NORTHERN BEACHES COUNCIL

Warringah Development Control Plan - C3 Parking Facilities

Warringah Development Control Plan - D1 Landscaped Open Space and Bushland Setting

SITE DESCRIPTION

Property Description:	Lot 1 DP 1145029 , 33 Myoora Road TERREY HILLS NSW 2084
Detailed Site Description:	<p>The site of 33 Myoora Road is legally known as Lot 1 DP 1145029, more commonly known as the German International School.</p> <p>The site is located on the north-western side of Myoora Road and is in an RU4 Primary Production Small Lots zone.</p> <p>The site is located on a 1.6 hectare site and contains a large area of natural bush land towards to the north-east of the site.</p> <p>The site operates as an education facility as per DA2004/1059.</p>

Map:



SITE HISTORY

The German International has been subject to various development and building approvals since establishment, including Development Application 2004/1059 for the construction of a school to cater for preschool to YR 12 students, comprising of 6 buildings and basement car parking, following demolition of existing structures. Approved by the Land and Environment Court of NSW on 18 November 2005.

The existing maximum school population of 413 students will not be increased as detailed in the NSW

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Nation Building and Jobs Plan Taskforce Infrastructure Project Application No. 09/113 EI (Amendment No. 1) dated 18 November 2009.

No further site history is relevant to the proposal.

PROPOSED DEVELOPMENT IN DETAIL

The development involves the installation of 6 x 20-foot shipping containers and 6 x 40-foot shipping containers to form 4 x modules which are situated into 2 x groups of 'flexible learning spaces' (or classrooms).

Each classroom group is connected by a common decked walkway and ramp.

The development is proposed to be located on the northern side of the school grounds (i.e. to the north-east of the existing school and to the north-west of the playing field).

The site of the development is over an existing artificial drainage channel which will be required to be redirected.

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

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

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Section 79C 'Matters for Consideration'	Comments
	<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 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>
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See the discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

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

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
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Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.</p> <p><i>Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate stage.</i></p>
Development Engineers	<p>The proposed development is for additional new buildings which require provision of On-Site Detention (OSD) system for the site. No concept OSD system for the proposed development has been provided in accordance with Councils On-Site Detention Technical Specification.</p> <p>The applicant is required to propose a stormwater management for the development in accordance with Councils On-Site Detention Technical Specification. Development Engineers have reviewed the proposed stormwater management plan and advice that the proposal cannot be supported for the reasons stated below:</p> <ol style="list-style-type: none"> 1. Does not comply with objectives set for C4 stormwater control under Council DCP in regards to OSD provisions. 2. No OSD concept plans have been submitted in support of the application as per Council's Water Management policy PL850 and Council On-Site Stormwater Detention Technical Specification. <p>Dated 09/11/2016</p> <p>The submitted On-Site Detention (OSD) above ground basin prepared by NB Consulting Engineers has been assessed and is not satisfactory due to the following reasons:-</p> <ul style="list-style-type: none"> • Hydraulic calculation model such as DRAINS has not been submitted in support of the OSD basin. • Insufficient information has been provided to show how the roof and hardstand surface stormwater flows is directed to the OSD facility. • Insufficient hydraulic details have been provided to ensure that the upstream overland flow will bypass the proposed OSD system. • No hydraulic calculations have been provided for the overland flow and to show how the flow are channel away from the proposed building area. • OSD above ground basin have depths of ponding greater than 100 mm which is not satisfactory within a driveway area. • No details of the proposed OSD control pits have been provided. <p>Given the lack of information the proposed stormwater management</p>

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Internal Referral Body	Comments
	for the development can not be supported for the reason previously provided. <u>Further assessment dated 10/2/2017</u> Development Engineers have reviewed the submitted information and raise no objections to the proposal subject to conditions.
Environmental Investigations (Industrial)	No objection subject to conditions.
Landscape Officer	No objections subject to conditions as recommended.
Natural Environment (Biodiversity)	Natural Environment Biodiversity raises no objection to approval based on revised documentation received and subject to the conditions as recommended.
Traffic Engineer	The proposal is for the construction of 2 new buildings. The existing maximum school population of 413 students will not be increased. The proposal does not involve any increase in number of students, also does not alter the existing access and parking arrangements. Therefore, no objection is raised on the proposal on traffic grounds.

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.
Integrated Development – NSW Rural Fire Service (Subdivisions and Special Fire Protection Purposes under Section 100B of Rural Fires Act)	The application was referred to NSW Rural Fire Services (NSW RFS) as an integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'. NSW RFS has provided their response with Conditions on 17 October 2016, which is included within the recommendation of this report.

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

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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 educational 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 educational land use.

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.

Roads and Maritime Service (RMS)

Clause 104 and Schedule 3 of the SEPP requires that traffic generating development for an Educational Establishment is for an increase in enrolment of more than 50 students.

Comment:

The proposal does not seek any additional student enrolments and no change is proposed to the existing access to any public road for the school frontage. Therefore, no further consideration or referral advice is required from the RMS.

Warringah Local Environment Plan 2011

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

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	8.5m	3.3m to 5.8m	Nil	Yes

NORTHERN BEACHES COUNCIL

Compliance Assessment

Clause	Compliance with Requirements
2.5 Additional permitted uses for particular land	Yes
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	Yes
5.3 Development near zone boundaries	Yes
5.8 Conversion of fire alarms	Yes
5.9 Preservation of trees or vegetation	Yes
5.9AA Trees or vegetation not prescribed by development control plan	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B4 Site Coverage	20% (3,240m ²)	15% (2,370m ²) Approximate	N/A	Yes
B5 Side Boundary Setbacks	7.5m	North-East: 25m to 39.2m South-West: 65m to 79.5m	N/A	Yes
B7 Front Boundary Setbacks	20m	51m to 85m	N/A	Yes
B9 Rear Boundary Setbacks	7.5m	49.6m to 84.1m	N/A	Yes
D1 Landscaped Open Space (LOS) and Bushland Setting	70%	64.6% (10,461m ²)	7.7% (879m ²)	No*

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B4 Site Coverage	Yes	Yes
B5 Side Boundary Setbacks	Yes	Yes
Mona Vale Road	Yes	Yes
Other land in RU4	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
RU4 Land with frontage to Mona Vale Road	Yes	Yes
Front Boundary Exceptions - RU4	Yes	Yes
B9 Rear Boundary Setbacks	Yes	Yes

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Clause	Compliance with Requirements	Consistency Aims/Objectives
Land in the vicinity of Mona Vale Road - RU4	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Non-Residential Development	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	No	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E5 Native Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

C3 Parking Facilities

Clause C3 requires development for the purposes of an educational establishment to provide on-site car parking at the following rate:

- 1 space per staff member in attendance, plus
- as relevant, adequate pick up/set down area on site, plus

- adequate provision of bicycle racks, plus
- adequate provision for student parking, plus
- provision of bus standing and turning area

It is noted that the student numbers attending the school were limited to a maximum of 413 under Infrastructure Project Application No. 09/0113 E1 (Amendment No. 1) as issued by the NSW Nation Building and Jobs Plan Taskforce on 18 November 2009.

The Statement of Environmental Effects provided with the Development Application confirms that the existing school population of 413 students will not increase as a result of the proposal and that “the proposed flexible learning spaces are required to meet the immediate needs of the existing teacher and student group”.

In this respect, no additional parking spaces are required.

D1 Landscaped Open Space and Bushland Setting

Description of non-compliance

The site currently provides for 66% (10,741m²) landscaped open space. The development will reduce the existing provision of landscaped open space by 280m².

The proposed overall shortfall of 879m² from the permitting requirement equates to a variation of approximately 7.7%.

Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To enable planting to maintain and enhance the streetscape.*

Comment: The frontage along Myoora Road is dominated by rural style dwelling houses on large landscape setting and the school campus which also contains wide landscaping areas along Myoora Road. The proposed new works are setback between 51m to 85m from Myoora Road, the proposal will therefore not have an unreasonable adverse impact on the existing streetscape.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment: The siting of the proposed new works and APZ requirement are contained within an existing cleared area, and does not require the removal of any significant vegetation. Accordingly, the proposal is not considered to impact on any native flora or fauna.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low-lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment: The site provides for sufficient landscape open area to accommodate additional landscaping within the site.

- *To enhance privacy between buildings.*

Comment: The new building is located in the centre of the site and therefore will not have any adverse impact on the privacy of the adjoining properties.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment: Not Applicable to the proposed development.

- *To provide space for service functions, including clothes drying.*

Comment: Not Applicable to the proposed development.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment: The development is mounted on piers above ground level, retains permeable natural surface beneath and that the development maintains consistency with this objective of the control, the variation is considered to be relatively minor and is supported in this particular instance.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in section 5(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

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

Warringah Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Warringah Section 94 Development Contributions Plan		
Contribution based on a total development cost of \$ 444,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 4,218
Section 94A Planning and Administration	0.05%	\$ 222
Total	1%	\$ 4,440

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2016/0957 for Alterations and Additions to an existing educational establishment on land at Lot 1 DP 1145029, 33 Myoora Road, TERREY HILLS, 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
A00 - A08 (Issue C)	01/08/2016	Aesthetics Architectures Pty Ltd
Colour Schedule (2 pages)	-	-

Reports / Documentation – All recommendations and requirements contained within:		

NORTHERN BEACHES COUNCIL

Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment Report	15 August 2016	GDK Keighran Geotechnics
Noise Impact Assessment	August 2016	Noise and Sound Service
Flora and Fauna Survey & Impact Assessment	August 2016	Ecological Consultants Australia
Access Review	July 2016	Funktion
National Construction Report	23 August 2016	360 Certification

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

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

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

Landscape Plans		
Drawing No.	Dated	Prepared By
DA1 (Revision C) & DA2 (Revision B)	08/16	Volker Klemm Landscape Design

Waste Management Plan		
Drawing No.	Dated	Prepared By
Warringah Waste Management Plan	2010	-

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. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	eServices Reference	Dated
NSW RFS	Response NSW RFS	17 October 2016

(NOTE: For a copy of the above-referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. No Approval for increase in Student numbers

No approval is granted under this Development Consent for any increase in student or staff

population.

Reason: To ensure compliance with WLEP 2011. (DACPLB04)

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. Prescribed Conditions (Crown Land Only)

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

Reason: Legislative Requirement (DACPLB09)

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) Where works are to be carried out to a Class 1a building, smoke alarms are to be installed throughout all new and existing portions of that Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) 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.

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

(j) All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

(k) 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.

(l) 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.

(m) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water system, water-cooling system, cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at www.warringah.nsw.gov.au

(n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

(1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

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

- (i) Swimming Pools Act 1992

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- (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 sewerred areas or managed on-site in unsewerred 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.

(o) New solid fuel burning heaters or existing solid fuel heaters affected by building works must comply with the following:

- (1) AS 2918:2001 Domestic Solid Fuel Burning Appliances – Installation.
- (2) AS 4013:2014 Domestic Solid Fuel Burning Appliances – Method of Determination of Flue Gas Emissions.

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

7. **Sewer / Water Quickcheck (Crown Land Only)**

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)

FEES / CHARGES / CONTRIBUTIONS

8. **Policy Controls**

Northern Beaches Council Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Section 94 Development	
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Contributions Plan		
Contribution based on a total development cost of \$ 444,000.00		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 4,218.00
Section 94A Planning and Administration	0.05%	\$ 222.00
Total	1%	\$ 4,440.00

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

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

Reason: To provide for contributions in accordance with Northern Beaches Council's Development Contributions Plan.

9. **Security Bond**

A bond (determined from cost of works) of \$1,500 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

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

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

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

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

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

10. **On-site Stormwater Detention Compliance Certification**

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by Northern Beaches Consulting Engineers, drawing number 160736 D01 to D05 dated 25 October 2016.

Stormwater drainage plans must be amended to address the following:

1. Proposed 1 metre wide concrete spoon drain along the north eastern boundary must be located wholly within the development site. This spoon drain must be designed for all storms up to and including the 1 in 100 year ARI storms. Stormwater runoff in the spoon drain is to be adequately discharged to Council's stormwater drainage infrastructure in Myoora Road.

2. Stormwater catchment flows upstream of the development site are to be collected and discharged to Council's stormwater drainage infrastructure in Myoora Road. These flows are to bypass the OSD system.

3. All habitable floor levels are to be set at a minimum 300mm above the surrounding ground surface levels.

4. Designed finish surface levels within the OSD basin are to comply with AS2890.1 with regards to change in gradients, etc.

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

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development. (DACENC03)

11. **Tree protection**

(a) Existing trees which must be retained

- i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)

12. **Project Ecologist**

A Project Ecologist is to be employed for the duration of the approved works to ensure all bushland protection and management measures are carried out according to the conditions of consent.

The Project Ecologist will provide certification that conditions relating to the Biodiversity Management Plan are carried out. The Project Ecologist will ensure that all conditions relating to the biodiversity management of the property are fully implemented. The Project Ecologist is to be a vegetation management specialist and to have at least 4 years experience in the management of native bushland in the Sydney region.

Reason: To ensure bushland management. (DACNEC07)

13. **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)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'***
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
- (m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**
- (n) AS 4674 Design, construction and fit out of food premises
- (o) AS1668 The use of mechanical ventilation

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

14. **External Finishes to Roof**

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Light colours such as off white, cream, silver or light grey colours are not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development. (DACPLC03)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

15. **Asset Protection Zones**

Prior to the commencement of any onsite building works or commencement of vegetation management, the extent of the Asset Protection Zones, Inner Protection Area and Outer Protection Areas must be delineated project ecologist.

Asset Protection Zone boundaries are to be established as depicted on Site Plan - Asset Protection Zones, dated 14/11/2016, ref.SK01A, in accordance with the Biodiversity Management Plan. No further clearing of native vegetation is permitted outside these approved Asset Protection Zones.

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

Reason: Bushland Protection. (DACNED02)

16. **Delineation and Management of Asset Protection Zones**

Prior to the commencement of any onsite building works or commencement of vegetation management, the extent of the Asset Protection Zones, Inner Protection Area and Outer Protection Areas must be delineated by the project ecologist.

Asset Protection Zone boundaries are to be established as depicted on Site Plan - Asset Protection Zones, dated 14/11/2016, ref.SK01A, in accordance with the Biodiversity Management Plan. No further clearing of native vegetation is permitted outside these approved Asset Protection Zones.

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

Reason: Bushland Protection (DACNEDPC1)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

17. **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. (DACENE09)

18. **Trees Condition**

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.

- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLAE03)

19. **Protection of rock and sites of significance**

- a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.
- b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features (DACLAEOG1)

20. **Weeds**

No noxious or environmental weeds, as listed on The Northern Beaches Council - Warringah website are to be imported on to the site.

Any noxious weeds or environmental weeds on the site are to be managed continuously, in accordance with the Noxious Weeds Act 1993.

Details demonstrating compliance is to be submitted to the Certifying Authority.

Reason: To ensure bushland and riparian management. (DACNEE02)

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

21. **Authorisation of Legal Documentation Required for On-site Stormwater Detention**
The original completed request forms (Department of Lands standard forms 13PC and/or 13RPA) must be submitted to Council, with a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers certification and Compliance Certificate issued by an Accredited Certifier in Civil Works.

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

Reason: To create encumbrances on the land. (DACENF01)

22. **Registration of Encumbrances for On-site Stormwater Detention**

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

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

Reason: To identify encumbrances on land. (DACENF02)

23. **Restriction as to User for On-site Stormwater Detention**

A restriction as to user shall be created on the title over the on-site stormwater detention system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such restriction.

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

Reason: To ensure modification to the on-site stormwater detention structure is not carried without Council's approval. (DACENF04)

24. **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person.

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

Note: The following Standards and Codes applied at the time of determination:

(a) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 - Plumbing and drainage - Stormwater drainage

(b) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage

(c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development. (DACENF05)

25. **On-Site Stormwater Detention Compliance Certification**

Upon completion of the on-site stormwater detention (OSD) system, certification from a consulting engineer and a "work as executed" (WAE) drawing certified by a registered surveyor and overdrawn in red on a copy of the approved OSD system plans are to be provided to Council. Additionally a Compliance Certificate is to be issued by an Accredited Certifier in Civil Works registered with the Institute of Engineers Australia, stating that the works are in accordance with the approved plans.

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

Reason: To ensure stormwater disposal is constructed to Council's satisfaction. (DACENF10)

26. **Positive Covenant for On-site Stormwater Detention**

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the on-site stormwater detention structure in accordance with the standard requirements of Council. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Warringah Council's delegate prior to lodgement with the Department of Lands.

Warringah Council shall be nominated as the party to release, vary or modify such covenant.

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

Reason: To ensure ongoing maintenance of the on-site stormwater detention system. (DACENF12)

27. **Creation of Positive Covenant and Restriction as a User**

Where any conditions of this Consent require the creation of a positive covenant and/or restriction as a user, the original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), shall be submitted to Warringah Council for authorisation.

A certified copy of the documents shall be provided to Warringah Council after final approval and registration has been affected by the "Department of Lands".

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Interim / Final Occupation Certificate.

Reason: To identify encumbrances on land. (DACENF14)

28. **Drainage Rehabilitation Works**

Any proposed drainage works are to ensure nil impact to Coastal Upland Swamp Endangered Ecological Community as a result of construction and/or potential de-watering.

The existing constructed/artificial drainage channels within the APZ easement are to be removed and rehabilitated under supervision of the Project Ecologist.

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

Reason: To promote long term survival of threatened species/ecological communities (DACNEFPOC1)

29. **Fire Safety Matters**

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

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

30. **Noise Impact on surrounding areas**

Any noise from the premise shall not exceed more than 5dB(A) above the background level when measured from within any property boundary and/or will comply with the Environment Protection Authority's NSW Industrial Noise Policy and any appropriate

guidelines/legislation to prevent offensive noise.

Reason: To ensure that noise generated from the premise does not create offensive noise (DACHPGOG5)

31. **Biodiversity Management Plan**

The Biodiversity Management Plan prepared by Narla Environmental (Ref. gesc1 - December 2016) is to be fully implemented and maintained at all times.

All vegetation management works are to be undertaken in accordance with the Biodiversity Management Plan.

Management works are to be implemented by a suitably qualified bush regeneration company.

The Project Ecologist is to ensure full compliance.

Reason: To ensure biodiversity management (DACNEGOG1)

32. **Landscaping**

All plants used in the landscaping for this development must be local native species as per the species list contained within Flora and Fauna Assessment prepared by Narla Environmental - December 2016 or from species lists available from Council.

No Grevillea or Banksia hybrids are to be used in the landscaping for this development.

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

Reason: Bushland Management (DACNEGOG2)

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

Signed


Lashta Haidari, Senior Development Planner

The application is determined under the delegated authority of:

Anna Williams, Development Assessment Manager

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ATTACHMENT A

Notification Plan	Title	Date
 2016/309191	Plan - Notification	15/09/2016

ATTACHMENT B

























Notification Document	Title	Date
 2016/317512	Notification Map	22/09/2016

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ATTACHMENT C

Reference Number	Document	Date
 2016/309180	Plans - Survey	01/07/2016
 2016/309251	Report - Bushfire	15/07/2016
 2016/309261	Report -Traffic and Parking Assessment	24/07/2016
 2016/309273	Report - Access	26/07/2016
 2016/309275	Report - Noise	03/08/2016
 2016/309256	Report - Geotechnical	18/08/2016
 2016/309279	Report - BCA	24/08/2016
 2016/309264	Report - Flora and Fauna	29/08/2016
 2016/309235	Plans - Stormwater	09/09/2016
 2016/309242	Report - Statement of Environmental Effects	14/09/2016
 2016/309272	Report - Waste Management	14/09/2016
 2016/309277	Report - Biodiversity Management Plan	14/09/2016
 2016/309284	Report - Section 88B Instrument APZ Easement with signatures	14/09/2016
 DA2016/0957	33 Myoora Road TERREY HILLS NSW 2084 - Development Application - Alterations and Additions	14/09/2016
 2016/308168	DA Acknowledgement Letter - German International School Sydney	14/09/2016
 2016/309165	Development application form	15/09/2016
 2016/309169	Applicant Details	15/09/2016
 2016/309174	Cheque - integrated RFS	15/09/2016
 2016/309191	Plan - Notification	15/09/2016
 2016/309205	Plans - Master Set	15/09/2016
 2016/309211	Plans - Internal	15/09/2016
 2016/309223	Plans - External	15/09/2016
 2016/309240	Plans - Certification of Shadow Diagrams with Plans	15/09/2016
 2016/309289	Cost Summary Report	15/09/2016
 2016/311545	Building Assessment - Fire and Disability upgrades - Assessment Referral - DA2016/0957 - 33 Myoora Road TERREY HILLS NSW 2084 - TS	16/09/2016
 2016/314698	Environmental Investigations (Industrial) - Assessment Referral - DA2016/0957 - 33 Myoora Road TERREY HILLS NSW 2084	16/09/2016
 2016/311946	Cheque sent re Referral to RFS Head Office	19/09/2016
 2016/312082	Development Application Advertising Document - German School Johannes Gutenberg Limited By Guarantee - German International School Sydney	19/09/2016
 2016/317378	Notification Letter -10	22/09/2016
2016/317512	Notification Map	22/09/2016

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	2016/318421	Referral Response - Building Assessment	23/09/2016
	2016/319623	Referral Response RFS	23/09/2016
	2016/318868	Referral Response - Environmental Investigations	23/09/2016
	2016/318882	Referral Response 1 - Development Engineering	23/09/2016
	2016/319221	Advertising Signs 23-09-16	23/09/2016
	2016/323416	Referral Response - Traffic Engineer	28/09/2016
	2016/329141	Referral Response - Landscape	05/10/2016
	2016/340576	RFS response - 33 Myoora Road Terrey Hills	17/10/2016
	2016/345561	Email from applicant advising of updated OSD information	19/10/2016
	2016/347920	Referral Response 1 - Natural Environment Unit (Biodiversity)	24/10/2016
	2016/350024	Referral Response - NSW Police Force	25/10/2016
	2016/351239	Email from applicant with attached revised stormwater plans	25/10/2016
	2016/366018	Referral Response 2 - Development Engineering	09/11/2016
	2016/368547	Email from applicant with attached response to RFS	09/11/2016
	2016/368548	Responding email from TC to applicant re response to RFS	09/11/2016
	2016/376801	Email Referral Response - NSW Rural Fire Service	17/11/2016
	2016/376855	Referral Response 2 - NSW Rural Fire Service (17/11/16)	17/11/2016
	2016/376858	Referral Response 1 - NSW Rural Fire Service (17/10/16)	17/11/2016
	2017/006614	Email from applicant with attached Flora & Fauna Survey & Biodiversity Management Plan	17/12/2016
	2017/006633	Report - Biodiversity Management Plan	10/01/2017
	2017/006637	Report - Flora & Fauna Assessment	10/01/2017
	2017/038549	Development Engineering Referral Response	27/01/2017
	2017/038555	Development Engineering Referral Response	27/01/2017