

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2019/0175
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Responsible Officer:	Kent Bull
Land to be developed (Address):	Lot 1 DP 1100704, 39 Collaroy Street COLLAROY NSW 2097 Lot 2 DP 1100704, 39 Collaroy Street COLLAROY NSW 2097
Proposed Development:	Alterations and additions to a dwelling house including garage
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential Warringah LEP2011 - Land zoned R3 Medium Density Residential
Development Permissible:	Yes - Zone R2 Low Density Residential Yes - Zone R3 Medium Density Residential
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Andrew John McKee Justine Therese McKee
Applicant:	Andrew John McKee Justine Therese McKee

Application lodged:	25/02/2019
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	15/04/2019 to 29/04/2019
Advertised:	Not Advertised
Submissions Received:	1
Recommendation:	Approval

Estimated Cost of Works:	\$ 238,418.00
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ASSESSMENT INTRODUCTION

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

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act

1979, and the associated regulations;

- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Local Environmental Plan 2011 - 4.3 Height of buildings

Warringah Development Control Plan - B1 Wall Heights

Warringah Development Control Plan - B5 Side Boundary Setbacks

Warringah Development Control Plan - B7 Front Boundary Setbacks

SITE DESCRIPTION

Property Description:	<p>Lot 1 DP 1100704 , 39 Collaroy Street COLLAROY NSW 2097</p> <p>Lot 2 DP 1100704 , 39 Collaroy Street COLLAROY NSW 2097</p>
Detailed Site Description:	<p>The subject site consists of two (2) allotments located on the northern side of Collaroy Street. The site is known 39 Collaroy Street, Collaroy and is legally referred to as Lot 2 DP 1100704 and Lot 1 DP 110704.</p> <p>For the purposes of this assessment, the lots have been considered as a single land holding.</p> <p>The site is regular in shape and is located on the corner of Collaroy Street and The Avenue and as such is considered as a corner allotment. The site has a frontage to Collaroy Street of 23.405m and a depth of 35.66m along The Avenue. The site has a surveyed area of 834.7m².</p> <p>The site is located within the R2 Low Density Residential zone of the Waringah Local Environmental Plan 2011 (WLEP 2011) for Lot 2 DP 1100704 and the R3 Medium Density Residential zone of the WLEP 2011 for Lot 1 DP 110704. The site currently accommodates a two (2) storey brick and clad dwelling towards the front of the site and a single garage towards the rear of the site. Pedestrian access to the dwelling is gained via the Collaroy Street frontage.</p> <p>The site falls 5.44m (15.25%) from the road frontage facing Collaroy Street to the boundary adjoining 1 The Avenue,</p>

Collaroy.

The site has a number of palm trees and shrubs within the southern, eastern and northern boundary setback areas. The rear yard also consisted of a sloping turfed lawn area.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by a mixture of low density residential dwellings in a landscaped setting along Collaroy Street and medium density dwellings (residential flat buildings) along The Avenue.

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:

1 April 2004

Development Application No. DA2004/0236 for alterations and additions was granted consent on 1 April 2004.

2 July 2004

Modification Application No. MOD2004/0236/1 for the deletion of condition No. 2 and condition No. 4 of development consent DA2004/0236 that required the consolidation of Part Lot 27 and Part Lot 28 in DP 7001 was granted consent on 2 July 2004.

1 March 2019

Tree Permit No. TA2019/0119 for the removal of one (1) tree (bottle brush located behind the existing garage) was granted consent on 1 March 2019.

APPLICATION HISTORY

25 February 2019

Development Application No. DA2019/0175 for the alterations and additions to a dwelling house including garage was lodged with Council on 25 February 2019.

27 February 2019

Request for Further Information letter sent by Council to the Applicant for a Preliminary Geotechnical Report to be submitted.

29 March 2019

Photo confirmation received from the Applicant indicating that the notification sign had been satisfactorily placed and maintained on display for the duration of the notification period.

17 May 2019

Site inspection undertaken.

27 May 2019

Email correspondence between the Applicant and Council Assessing Officer whereby the Preliminary Geotechnical Report was provided as well as clarification regarding the tree that is to be removed, of which was identified as being subject to Tree Permit No. TA2019/0119.

PROPOSED DEVELOPMENT IN DETAIL

The application seeks consent for alterations and additions to a dwelling house including garage. In particular, the works include:

Basement Floor

- Removal of wall and door in the utility/laundry room; and
- New French doors to rumpus.

Ground Floor

- Demolition of internal walls to living room and entry area;
- New water closet (WC);
- Demolish existing deck roof and replace with new gable roof; and
- Internal stairs connecting to first floor.

First Floor

- Main bedroom with en suite and walk in robe;

- Covered tiled deck; and
- Sitting room and internal stairs connecting to ground floor.

Garage

- Double garage; and
- Removal of one (1) tree (removal approved under Tree Permit No. TA2019/0119)

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	Warringah 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 clause is not relevant to this application.</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 clause is not relevant to this application.</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>

Section 4.15 Matters for Consideration'	Comments
	<p>Clause 98 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>Clause 98 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>Clause 143A 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 Certificate. This clause is not relevant to this application.</p>
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 Warringah 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.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

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:
Robert Duncan Craig Miller	1 / 4 - 10 The Avenue COLLAROY NSW 2097

The following issue was raised in one (1) submission and has been addressed below:

- Impact on on-street parking

The matters raised within the submissions are addressed as follows:

- Impact on on-street parking

Comment:

Concerns were raised in a submission received regarding the width of driveway as a result of the proposed double garage, would have on the availability of on-street parking. Based on the plans submitted, the application seeks to retain and not increase the width of existing vehicle crossover. In addition to providing a compliant number of on-site parking, the application is further considered to not result in the decrease on the current availability of on-street parking.

REFERRALS

Internal Referral Body	Comments
NECC (Development Engineering)	Development Engineering has no objection to the application subject to the following conditions of consent.

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.

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	8.5m	9.33m (0.83m breach)	9.8%	No

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	No (see detail under Clause 4.6 below)
4.6 Exceptions to development standards	Yes
5.3 Development near zone boundaries	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Detailed Assessment

4.6 Exceptions to development standards

Description of non-compliance:

Development standard:	Height of buildings
Requirement:	8.5m
Proposed:	9.33m
Percentage variation to requirement:	9.8%

Assessment of request to vary a development standard:

The following assessment of the variation to Clause 4.3 – Height of Buildings development standard, has taken into consideration the recent judgement contained within Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118.

Clause 4.6 Exceptions to development standards:

(1) The objectives of this clause are as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

Comment:

Clause 4.3 – Height of Buildings development standard is not expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development

standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Secretary has been obtained.

Clause 4.6 (4)(a)(i) (Justification) assessment:

Clause 4.6 (4)(a)(i) requires the consent authority to be satisfied that the applicant's written request, seeking to justify the contravention of the development standard, has adequately addressed the matters required to be demonstrated by cl 4.6(3). There are two separate matters for consideration contained within cl 4.6(3) and these are addressed as follows:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

Comment:

The Applicant's written request (attached to this report as an Appendix) has demonstrated that the objectives of the development standard are achieved, notwithstanding the non-compliance with the development standard.

In doing so, the Applicant's written request has adequately demonstrated that compliance with the development standard is unnecessary in the circumstances of this case as required by cl 4.6(3)(a).

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Comment:

In the matter of Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118, Preston CJ provides the following guidance (para 23) to inform the consent authority's finding that the applicant's written request has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard:

'As to the second matter required by cl 4.6(3)(b), the grounds relied on by the applicant in the written request under cl 4.6 must be "environmental planning grounds" by their nature: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [26]. The adjectival phrase "environmental planning" is not defined, but would refer to grounds that relate to the subject matter, scope and purpose of the EPA Act, including the objects in s 1.3 of the EPA Act.'

s 1.3 of the EPA Act reads as follows:

1.3 Objects of Act(cf previous s 5)

The objects of this Act are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The applicants written request argues, in part:

- The proposed development proffers alternative means of achieving the objectives of the minimum building height standard. The surrounding precinct maintains sloping land and tall buildings, comprising partly of an R3 medium density zone.
- The proposed development achieves the desired residential density standard without comprising the amenity of the surrounding area in terms of visual impacts and solar access.
- The exceedance of the building height standard does not result in a building that is excessively bulky given that 'existing ground' relates to the excavated lower ground floor. Effectively 2 levels will be presented to Collaroy Street.
- As the development proffers alternative means of achieving the objectives of clause 4.3 based on the site context, strict compliance is unnecessary.
- There would be no purpose served if strict compliance was required by the consent authority.
- As will be detailed in subsequent parts if this request the variation does not manifest in any adverse planning consequence in terms of streetscape, neighbourhood character or amenity (shadowing and privacy). There are no adverse 'flow on' non compliances or adverse environmental impacts arising from the variation in this instance.
- A compliant development (building height) would have a similar performance in regards to overshadowing and bulk/scale.
- The proposed amendment will achieve a consistent building height across both streets and include a proportionate building relative to the generous site width and site area.
- Despite the building height variation, a standard floor space ratio is achieved facilitating the orderly and economic development of the land.

- No particular benefit would be derived from the application of the standard in this instance (rather compliance would result in negative urban design outcomes); strict compliance is therefore unreasonable.
- In this particular case the variation to the building height control does not impact on the ability of the proposal to accord with all other development standards and controls.
- Compliance with the building height control in this instance would not achieve any additional architectural integrity or urban design merit of the development, as previously discussed,

It is accepted that despite the variation to the height of buildings development standard, that the overall bulk of the dwelling as viewed from Collaroy Street will have the appearance of a two (2) storey dwelling would therefore be consistent with the established built form along the street. Consideration is also given that the proposed development responds to the sloping topography of the site. It is further accepted that the design of the proposed first floor and roof elements are complementary to the Bungalow Style of the existing dwelling thereby minimising adverse impacts on the streetscape and character of the area. While the point suggesting that the surrounding precinct maintains sloping land and tall buildings, comprising part of an R3 medium density zone is generally limited to developments along The Avenue, consideration has been given that the development does not result in excessive built form due in part due to standard floor to ceiling heights and roof pitches being incorporated. It is further accepted that the proposal does not give rise to an unacceptable impact on the amenity of adjoining and adjacent properties in terms of solar access, visual privacy, bulk and scale and views.

In this regard, the applicant's written request has demonstrated that the proposed development is an orderly and economic use and development of the land, and that the structure is of a good design that will reasonably protect and improve the amenity of the surrounding built environment, therefore satisfying cls 1.3 (c) and (g) of the EPA Act.

Therefore, the applicant's written request has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard as required by cl 4.6 (3)(b).

Therefore, Council is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by cl 4.6(3).

Clause 4.6 (4)(a)(ii) (Public Interest) assessment:

cl 4.6 (4)(a)(ii) requires the consent authority to be satisfied that:

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out

Comment:

In considering whether or not the proposed development will be in the public interest, consideration must be given to the underlying objectives of the Height of Buildings development standard and the objectives of the R2 Low Density Residential zone and the R3 Medium Density Residential zone. An assessment against these objectives is provided below.

Objectives of development standard

The underlying objectives of the standard, pursuant to Clause 4.3 – ‘Height of buildings’ of the WLEP 2011 are:

(1) The objectives of this clause are as follows:

a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

Comment:

The proposed development will appear as a two (2) storey dwelling facing Collaroy Street (Primary Frontage) and will therefore be compatible with the prevailing characteristics of the surrounding developments along this particular frontage. While the proposed development may have the appearance of a three (3) storey dwelling when viewed from the rear, or from The Avenue (Secondary Frontage), it should be noted that adjacent to the site and along The Avenue, there are number of multi-storey residential flat buildings. Despite the site being on land that slopes from the road frontage (Collaroy Street) to the rear boundary, with the exception roof elements, the addition proposed are predominantly below the height limit to further ensure that the development remains compatible with the height and scale of surrounding and neighbouring development.

b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,

Comment:

The proposed development maintains a compliant side building envelope to ensure that the development does not appear as visually dominant or unreasonably impact upon views. The proposed development also provides adequate light, solar access and privacy by providing spatial separation between neighbouring dwellings. Despite the breach in building height, the proposal does not result in any additional unacceptable non-compliance's that relate to the built form.

c) to minimise adverse impact of development on the scenic quality of Warringah's coastal and bush environments,

Comment:

The proposed development is not considered to adversely impact on the scenic quality of Warringah's coastal and bush environments. The additions proposed maintain a reasonable sharing of views for the adjoining and adjacent dwellings. Furthermore, the application does not propose the removal of any significant native canopy trees, and it has also been noted that the road reserve between the subject site and Collaroy Street and The Avenue, largely consist established canopy trees to further retain the scenic quality of the area.

d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities,

Comment:

The proposed development manages the visual impact when viewed from the the road frontages through incorporating architectural elements including exposed rafters and gables to the roof form that are complimentary in style to the existing dwelling and overall streetscape. As highlighted above, established canopy trees located within the road reserve further manage the impacts of

the built form of the development.

Zone objectives

The underlying objectives of the R2 Low Density Residential zone:

- *To provide for the housing needs of the community within a low density residential environment.*

Comment:

The proposed development includes internal works to the existing ground floor and a bedroom with an ensuite and walk in robe, a decked area and sitting room to the the first floor, ensuring that the dwelling continues to meet the housing needs of the occupants. It is therefore considered that these alterations and additions to the dwelling are consistent with the housing needs of the community within a low density residential environment.

It is considered that the development satisfies this objective.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment:

This outcome is not considered to applicable in this instance, as the proposed development maintains the permissible use of the structure as a dwelling house for the occupants of the site.

It is considered that the development satisfies this objective.

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment:

The proposed development seeks to maintain established gardens and landscaped open space that exceeds the 40% of the overall site area. The existing front and rear gardens remain free of built structures, with the exception to the alterations and additions to the existing garage.

It is considered that the development satisfies this objective.

The underlying objectives of the R3 Medium Density Residential zone:

- *To provide for the housing needs of the community within a medium density residential environment.*

Comment:

The double garage is the only portion of the proposed development that falls within the land zoned R3 Medium Density Residential. It is considered that the double garage will provide for a complying requirement for two car spaces to meet the demands generated by the dwelling house.

- *To provide a variety of housing types within a medium density residential environment.*

Comment:

The proposed development for the alterations and additions to a dwelling house, is on a site which falls between the boundaries of low density and medium density environment. Given the context of the subject site being at the corner of Collaroy Street and The Avenue, the proposed development is considered to provide an appropriate housing type with its surrounding built form context.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment:

This outcome is not considered to applicable in this instance, as the proposed development maintains the permissible use of the structure as a dwelling house for the occupants of the site.

- *To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment:

As detailed above, the proposed development seeks to maintain established gardens and landscaped open space. The existing front and rear gardens remain free of built structures, with the exception to the double garage facing The Avenue.

- *To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.*

Comment:

The proposed development ensures a high visual quality in its presentation to public streets and spaces through incorporating an architectural design that is complementary to the Bungalow Style of the existing dwelling. As detailed throughout this report, the proposal is considered to compliment the overall streetscape along both Collaroy Street and The Avenue.

Conclusion:

For the reasons detailed above, the proposal is considered to be consistent with the objectives of the R2 Low Density Residential and R3 Medium Density Residential zone.

Clause 4.6 (4)(b) (Concurrence of the Secretary) assessment:

cl. 4.6(4)(b) requires the concurrence of the Secretary to be obtained in order for development consent to be granted.

Planning Circular PS 18-003 dated 21 February 2018, as issued by the NSW Department of Planning, advises that the concurrence of the Secretary may be assumed for exceptions to development standards under environmental planning instruments that adopt Clause 4.6 of the Standard Instrument. In this regard, given the consistency of the variation to the objectives of the zone, the concurrence of the Secretary for the variation to the Height of buildings Development Standard is assumed under a delegate of council.

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B1 Wall height	7.2m	9.12m	26.6%	No
B3 Side Boundary Envelope	East - 4m	Within Envelope	N/A	Yes
	West - 4m	Within Envelope	N/A	Yes
B5 Side Boundary Setbacks	North - 0.9m	0.48m (Garage) 17.07m (Existing Ground Floor) 22.73m (Proposed First Floor)	47% N/A N/A	No Yes Yes
	East - 0.9m	3.81m (Existing Ground Floor) 6m (Proposed First Floor)	N/A N/A	Yes Yes
B7 Front Boundary Setbacks	Collaroy Street (Primary Frontage) - 6.5m	2.29m (Existing Ground Floor)	64.8%	No
		6.09m (Proposed First Floor)	6.4%	No
	The Avenue (Secondary Frontage) - 3.5m	2.44m (Existing Ground Floor)	31% N/A	No Yes
		5.17m (Proposed First Floor) 1.47m (Garage)	58%	No
B9 Rear Boundary Setbacks	N/A	N/A (Corner Allotment)	N/A	N/A
D1 Landscaped Open Space (LOS) and Bushland Setting	40%	51.84%	N/A	Yes

***Note:** The percentage variation is calculated on the *overall* numerical variation (ie: for LOS - Divide the proposed area by the numerical requirement then multiply the proposed area by 100 to equal X, then 100 minus X will equal the percentage variation. Example: $38/40 \times 100 = 95$ then $100 - 95 = 5\%$ variation)

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	No	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	No	Yes
B7 Front Boundary Setbacks	No	Yes
B9 Rear Boundary Setbacks	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
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
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B1 Wall Heights

Requirement: 7.2m

Proposed: 9.12m (Eastern Elevation)

8.18m (Western Elevation)

The proposed first floor addition breaches the wall height requirement by 1.92m (26.6%) on the eastern elevation and 0.98m (13.6%) on the western elevation. The breach beyond the 7.2m wall height requirement to the western elevation (facing The Avenue) is only applicable for the rear portion of the first floor. In addition to the breach to the western elevation, it should be noted that the wall height breach is also applicable for the entire length of the eastern elevation. The proposal does however respond to the site topography, with the first floor additions being setback from external walls of the ground floor, thereby minimising the extent of the wall height breach. It must be noted that the existing sloping topography of the site, with a basement level below the ground floor resulting in compliance

with the control being difficult to achieve. The sloping topography also results in the street level at Collaroy Street and The Avenue being approximately 1-2m higher than the ground level (existing) of the subject site. The road reserve between the property and these streets largely consist of established canopy trees to further minimise the visual dominance of the proposed development. The proposed development minimises the visual impact when viewed from adjoining properties and from the street through incorporating architectural elements including exposed rafters and gables to the roof form that are complimentary in style to the existing dwelling and overall streetscape. It is further considered that the proposed development does not result in an unreasonable impact on the sharing of views, solar access, visual privacy and that the first floor additions have been setback 6m from the eastern boundary and 5.17m from western boundary to assist with maximizing visual access for neighbouring properties.

Based on the above, the proposed development is considered acceptable on merit and consistent with the outcomes of the clause in this particular instance.

B5 Side Boundary Setbacks

The proposed double garage is 0.48m from the northern side boundary adjoining 1 The Avenue, Collaroy resulting in 47% variation to the 0.9m requirement. It should be noted that as the site is a corner allotment zoned R2 Low Density Residential and R3 Medium Density Residential, where the minimum rear building setback is 6 metres, that the rear building setback does not apply in accordance with the exceptions outlined under Part B9 Rear Boundary Setback of the WDCP 2011.

The proposed development maintains the existing garage wall and extends in length by an additional 1.1m along the northern elevation. The overall length of the garage is 6.5m. The remaining area behind the proposed double garage is free of built structures and consists of a landscaped garden. The proposal is not considered to result in any significant element that contributes to an unreasonable sense of visual dominance or building bulk. As the street level of The Avenue is greater than 1m higher than the garage floor level, due to the sloping topography of the road reserve, the proposed double garage does not result in an excessive visual dominance. Furthermore, the location of the double garage is site responsive, particularly with respect to where the existing garage and driveway is located. The design of the proposed double garage also has a street presence and incorporates design elements that is compatible with the design themes for the locality. While the proposed garage maintains an existing side setback that is technically non-compliant with this control, it should be noted that a double garage is located on the property directly at 1 The Avenue, Collaroy that has a similar presentation to the street. The additions to this garage structure being located directly south of 1 The Avenue, Collaroy maintains reasonable sharing of views and does not result in any additional overshadowing on the adjoining property. The windows to the northern elevation of the proposed garage, appear as highlight windows have been located at an appropriate sill height to restrict overlooking. Existing boundary fencing and landscaping within the rear garden will further provide for a reasonable level of privacy and amenity. Accordingly, it is considered that the proposed development maintains adequate separation between buildings.

Based on the above, the proposed development is considered acceptable on merit and consistent with the outcomes of the clause in this particular instance.

B7 Front Boundary Setbacks

Requirement: Primary Frontage (Collaroy Street) - 6.5m
Secondary Frontage (The Avenue) - 3.5m

Proposed: Primary Frontage - 6.09m (First Floor)
 Secondary Frontage - 5.17m (First Floor)
 1.47m (Garage)

The first floor of proposed development being 6.09m from the front boundary results in a variation to the primary frontage setback of 6.4%. It should be noted however that this breach is for an articulated portion that includes a gabled roof form, which is complimentary to the Bungalow Style of the existing dwelling to enhance the visual quality of the streetscape. Furthermore, this breach is not reflective of the majority of the first floor which falls behind the 6.5m requirement. Along the Secondary Frontage facing The Avenue, the proposed first floor is located entirely behind the 3.5m requirement, ensuring a sense of openness, and that the development does not become visually dominant. While the proposed double garage maintains an existing setback of 1.47m from the boundary facing The Avenue, as discussed in Part B5 in this report, the structure does incorporate design elements that are complementary to the dwelling house and the overall streetscape. It should also be noted that there are a number of examples in the vicinity of the subject site whereby car parking structures have a similar presentation to the street or are located within the front setback area.

Based on the above, the proposed development is considered acceptable on merit and consistent with the outcomes of the clause in this particular instance.

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

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018		
Contribution based on a total development cost of \$ 238,418		
Contributions	Levy Rate	Payable
Total Section 7.12 Levy	0.95%	\$ 2,265
Section 7.12 Planning and Administration	0.05%	\$ 119
Total	1%	\$ 2,384

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.

Council is satisfied that:

1) the applicant's written request under clause 4.6 of the Warringah Local Environmental Plan 2011 seeking to justify a contravention of clause 4.3 Height of Buildings development standard, has adequately addressed and demonstrated that:

- a) compliance with the standard is unnecessary in the circumstances of the case; and
- b) there are sufficient environmental planning grounds to justify the contravention.

2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.**RECOMMENDATION**

THAT Council as the consent authority grant Development Consent to DA2019/0175 for Alterations and additions to a dwelling house including garage on land at Lot 1 DP 1100704, 39 Collaroy Street, COLLAROY, Lot 2 DP 1100704, 39 Collaroy Street, COLLAROY, 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
Dwg No. 8202 DA 1, Issue C, page 1/6 (Site Plan)	24 January 2019	Add-Style Home Additions
Dwg No. 8202 DA 1, Issue C, page 2/6 (Ground Floor Plan)	24 January 2019	Add-Style Home Additions
Dwg No. 8202 DA 1, Issue C, page 3/6 (First Floor Plan)	24 January 2019	Add-Style Home Additions
Dwg No. 8202 DA 1, Issue C, page 4/6 (Section A-A., Basement Floor Plan)	24 January 2019	Add-Style Home Additions
Dwg No. 8202 DA 1, Issue C, page 5/6 (East, North Elevation)	24 January 2019	Add-Style Home Additions
Dwg No. 8202 DA 1, Issue C, page 6/6 (South, West Elevation)	24 January 2019	Add-Style Home Additions

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Preliminary Geotechnical Assessment No. J2076	4 February 2019	White Geotechnical Group
BASIX Certificate, A338264_02	11 February 2019	Add-Style Home Additions

b) 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/Title.	Dated	Prepared By
Northern Beaches Council Waste Management Plan	20 February 2019	Andrew John McKee & Justine Therese McKee

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

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

2. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments

specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.

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

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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

Reason: Legislative Requirement

3. General Requirements

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

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

- (b) 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.

FEES / CHARGES / CONTRIBUTIONS

4. Policy Controls

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

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Northern Beaches Council Contributions Plan 2018		
Contribution based on a total development cost of \$ 238,418.00		
Contributions	Levy Rate	Payable
Total Section 7.12 Levy	0.95%	\$ 2,264.97
Section 7.12 Planning and Administration	0.05%	\$ 119.21
Total	1%	\$ 2,384.18

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 Contributions Plan 2018.

5. Security Bond

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

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

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

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

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

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

6. Stormwater Disposal from Low Level Property

Stormwater shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's WARRINGAH WATER MANAGEMENT POLICY PL850 in particular the Stormwater Drainage from Low Level Properties Technical Specification. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with the

Northern Beaches Council's "Warringah Water Management Policy PL 850" are to be submitted to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate.

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

7. **Vehicle Crossings Application**

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the payment of the fee in accordance with Council's Fees and Charges. The fee includes all Council inspections relating to the driveway construction and must be paid.

Approval of the application by Council is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

8. **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.

9. **Sydney Water "Tap In"**

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

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

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

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

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

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

10. **Public Liability Insurance - Works on Public Land**

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

11. **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.

12. **Vehicle Crossings**

The provision of one vehicle crossing 4.5 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/7 ML and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

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

Reason: To facilitate suitable vehicular access to private property.

13. **Waste Management During Development**

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

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

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

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

14. **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

15. **Waste Management Confirmation**

Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

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

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

Signed



Kent Bull, Planner

The application is determined on 06/06/2019, under the delegated authority of:



Matthew Edmonds, Manager Development Assessments