

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	DA2018/1217
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<b>Responsible Officer:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 7 DP 11275, 18 Oceanview Road FRESHWATER NSW 2096
<b>Proposed Development:</b>	Demolition Works and construction of a dwelling house and swimming pool
<b>Zoning:</b>	Warringah LEP2011 - Land zoned R2 Low Density Residential
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	David Scott Limburg Michelle Louise Galletti
<b>Applicant:</b>	David Scott Limburg Michelle Louise Galletti

<b>Application lodged:</b>	13/07/2018
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Residential - Single new detached dwelling
<b>Notified:</b>	20/07/2018 to 07/08/2018
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	2
<b>Recommendation:</b>	Approval

<b>Estimated Cost of Works:</b>	\$ 950,000.00
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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 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 Development Control Plan - B3 Side Boundary Envelope

Warringah Development Control Plan - B7 Front Boundary Setbacks

Warringah Development Control Plan - C7 Excavation and Landfill

Warringah Development Control Plan - C9 Waste Management

Warringah Development Control Plan - D8 Privacy

Warringah Development Control Plan - D13 Front Fences and Front Walls

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 7 DP 11275 , 18 Oceanview Road FRESHWATER NSW 2096
<b>Detailed Site Description:</b>	<p>The subject site consists of 1 allotment legally known as Lot 7 DP 11275 , 18 Oceanview Road FRESHWATER NSW 2096. It is located on the northeastern side of Oceanview Road.</p> <p>The site is regular in shape with a street frontage of 13.99m along Oceanview Road. The site has a surveyed area of 465m<sup>2</sup>.</p> <p>The site is located within the R2 Low Density Residential zone and accommodates a single story dwelling and an outbuilding in the rear yard.</p> <p>The site is relatively flat in nature (although it does step up by approximately 1.0m on the front boundary) with a slight fall from the northern boundary to the southern boundary.</p> <p>The site contains seven trees located within the rear boundary and grassed areas stretched around the boundaries of the property.</p> <p>Adjoining and surrounding development is characterised by low density residential dwellings.</p>

Map:



## SITE HISTORY

A search of Council's records has revealed that there are no recent or relevant applications for this site.

The land has been used for residential purposes for an extended period of time.

## PROPOSED DEVELOPMENT IN DETAIL

The following proposal includes;

- The demolition of all existing structures,
- Significant excavation for a full basement level,
- The construction of a two storey (above ground), four bedroom dwelling with a full basement level that includes a garage and two storage spaces,
- The construction of a new swimming pool,
- The construction of a 1.5m high front boundary fence with a sliding gate,
- Associated landscaping and stormwater works.

A shed was originally proposed in the rear yard, however, this has been deleted by the applicant to comply with the minimum landscaped open space requirement.

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

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

Section 4.15 Matters for Consideration'	Comments

Section 4.15 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>Division 8A of the EP&amp;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>Clauses 54 and 109 of the EP&amp;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>Clause 92 of the EP&amp;A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent.</p> <p>Clauses 93 and/or 94 of the EP&amp;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>Clause 98 of the EP&amp;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&amp;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 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) <b>Environmental Impact</b> 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) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p>

Section 4.15 Matters for Consideration'	Comments
	(iii) <b>Economic Impact</b> The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
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 2 submission/s from:

Name:	Address:
Thomas Johan Karemacher	20 Oceanview Road FRESHWATER NSW 2096
Tanya Scotcher	20 Oceanview Road FRESHWATER NSW 2096

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

- **Front fence**
- **Storage area and excavation**
- **Privacy**
- **Height**
- **Wall height**
- **Side boundary envelope**
- **Front boundary setbacks**
- **Stormwater**
- **Waste management**
- **Landscaped area**
- **Noise**
- **Building bulk**

The matters raised within the submissions are addressed as follows:

- **Front fence**

The submissions raised concerns that the proposed front fence (at 1.5m) is too high.

Comment:

It is agreed that a 1.5m high front fence is not suitable for the site. A condition has been included in the consent reducing it to no more than 1.2m. This matter is discussed in more detail under Section D13 Front Fences, below in this report.

- **Storage area and excavation**

The submissions raised concerns that the "under house storage" area and the excavation required for it is excessive and the space could be used for additional accommodation.

Comment:

It is agreed that the amount of excavation for the site is excessive. A condition has been included in the consent deleting the under house storage space and prohibiting excavation in this area. The garage and adjacent storage room can remain.

- **Privacy**

The submissions raised concerns that the proposal would result in unreasonable privacy impacts on No. 20 Ocean View Road, in particular, from the first floor "roof garden". Additional concerns were raised about windows W7 (on the ground floor facing south east) and W21-W28 (on the first floor rear elevation, opening out onto the roof garden).

Comment:

It is agreed that the upper level rear balcony, or roof garden as it is labelled on the plans, will result in direct overlooking into both neighbouring rear yards. In this regard, a condition has been included in the consent that requires privacy screens to be erected on both sides of the balcony. These screens will minimise any impacts on the adjoining properties.

Window W7 is a highlight window on the ground floor. The high sill height of the window will minimise any privacy impacts. In addition, there is likely to be a side boundary fence blocking most remaining views.

Windows W21-W28 all face the rear of the site and the upper level balcony (i.e. roof garden). The recommended privacy screens on the sides of the roof garden will minimise any overlooking from these windows into either neighbouring property.

In this regard, the privacy impacts will not be unreasonable and, while these issue requires conditions of consent to be resolved, they do not warrant the refusal of the application.

- **Height**

The submissions raised concerns that the dwelling does not comply with the height limit.

Comment:



The proposal does comply with the 8.5m height limit when measured from existing ground level.

- **Wall height**

The submissions raised concerns that the dwelling does not comply with the wall height control.

Comment:

The maximum wall height is 6.4m when measured from existing ground level. This complies with the 7.2m limit.

- **Side boundary envelope**

The submissions raised concerns that the dwelling does not comply with the side boundary envelope control.

Comment:

This matter is discussed in detail in Section B3 Side boundary envelope, below in this report.

In summary, there are non-compliances, on both sides, however, they are very minor and do not result in any unreasonable impacts on any surrounding properties.

This matter does not warrant the refusal of the application.

- **Front boundary setbacks**

The submissions raised concerns that the dwelling does not comply with the front boundary setbacks control.

Comment:

This matter is discussed in detail in Section B7 Front boundary setbacks, below in this report.

In summary, the ground level open balcony and the upper level bay windows do not comply with the front setback control. However, both neighbouring properties include structures on the front boundary (the proposal does not), and the varied setbacks of the dwelling (between 5.45m and 10.965m) will provide a good level of articulation, will create a reasonable sense of openness and will fit well within the streetscape.

This matter does not warrant the refusal of the application.

- **Stormwater**

The submissions raised concerns that there is no on-site detention and that the development does not comply with the stormwater control.

Comment:

The application was referred to Council's Development Engineers who reviewed the stormwater design. The engineers raised concerns around the amount of hard surface areas and recommended refusal.

The applicant submitted additional information including a landscape plan that deleted the shed.

The engineers reviewed the application again and raised no objections to approval, subject to conditions.

This matter does not warrant the refusal of the application.

- **Waste management**

The submissions raised concerns that the design does not include space for bin storage.

Comment:

The internal floor plans (which are not released online) do show a bin storage area. The site will comply with the waste management control.

This matter does not warrant the refusal of the application.

- **Landscaped area**

The submissions raised concerns that the proposal does not comply with the minimum landscaped area requirements.

Comment:

The original design did not comply. The applicant responded to this by deleting the shed at the rear of the property, thereby bringing the proposal into compliance.

This matter does not warrant the refusal of the application.

- **Noise**

The submissions raised concerns that air-conditioning and pool equipment may result in unreasonable noise impacts.

Comment:

No air-conditioning is proposed as part of this application.

A condition has been included in the consent requiring the swimming pool pumping equipment to be located in the rear setback area (i.e. away from the neighbouring dwellings) and to be enclosed in a sound proof box.

- **Building bulk**

The submissions raised concerns that the dwelling is three storeys and should be two.

Comment:

There is no control that applies to this particular site, limiting the number of storeys. The dwelling will appear as three storeys when viewed from the front of the site (and from parts of the neighbouring properties), however, it will remain under the 8.5m height limit and from the



rear is a relatively low two storey structure.

This matter does not warrant the refusal of the application.

## MEDIATION

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

## REFERRALS

Internal Referral Body	Comments
Landscape Officer	<p>The proposed plans indicate removal of existing structures and excavation to accommodate the new dwelling and associated works.</p> <p>The site does not contain significant trees. No heritage listing is apparent over the land restricting redevelopment of one of the few remaining original cottages in the area, which contains outdoor toilet, rotary clothes line and detached shed. Photographic record of the site may be beneficial to the Library's local studies branch prior to demolition as a record of the former development character of the area.</p> <p>No objections subject to conditions as recommended.</p>
NECC (Development Engineering)	<p>2nd engineering referral Development Engineer has no objection to the application subject to the following condition of consent.</p> <p>1st engineering referral The proposed impervious areas is over 40% of the total site area. An on site stormwater detention (OSD) must be required in accordance with Council's " Warringah - On site Stormwater Detention Technical Specification". However, no OSD design has been provided in this DA.</p> <p>In this regards, Development Engineer cannot support the application without OSD details.</p> <p>Driveway crossing shall be 4 m wide with Council's Normal profile.</p>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	<p>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.</p>

## ENVIRONMENTAL PLANNING INSTRUMENTS (EPis)\*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

## **State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)**

### **SEPP 55 - Remediation of Land**

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.

### **SEPP (Building Sustainability Index: BASIX) 2004**

A BASIX certificate has been submitted with the application (see Certificate No. 936446S Dated 13 July 2018).

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

<b>Commitment</b>	<b>Required Target</b>	<b>Proposed</b>
<b>Water</b>	40	40
<b>Thermal Comfort</b>	Pass	Pass
<b>Energy</b>	50	50

A condition has been included in the recommendation of this report requiring compliance with the commitments indicated in the BASIX Certificate.

### **SEPP (Infrastructure) 2007**

#### Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity

power line.

Comment:

The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

**Warringah Local Environmental 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	Complies
Height of Buildings:	8.5m	8.46m	Yes

Compliance Assessment

Clause	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings	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
B1 Wall height	7.2m	6.39m	N/A	Yes
B3 Side Boundary Envelope	North - 5m	One encroachment of between nil - 0.2m for a length of 2.5m	0% - 5%	<b>No</b>
	South - 5m	One encroachment of between nil - 0.17m for a length of 2.8m	0% - 4.25%	<b>No</b>
B5 Side Boundary Setbacks	East - 0.9m	1.0m	N/A	Yes
	West - 0.9m	0.91m	N/A	Yes
B7 Front Boundary Setbacks	6.5m	5.45m	16.15%	<b>No</b>
B9 Rear Boundary Setbacks	6m	Dwelling - 10.38m Pool - 1.0m	N/A N/A	Yes Yes (via exception)

D1 Landscaped Open Space (LOS) and Bushland Setting	40%	41% (190sqm)	N/A	Yes
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#### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	No	Yes
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	No	Yes
B9 Rear Boundary Setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	No	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	No	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	No	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D13 Front Fences and Front Walls	No	Yes
D14 Site Facilities	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	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

### B3 Side Boundary Envelope

#### Description of non-compliance

The proposal includes the following minor breaches of the side boundary envelope:

North west - One encroachment of between nil - 0.2m for a length of 2.5m.

South east - One encroachment of between nil - 0.17m for a length of 2.8m.

#### Merit consideration

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

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

#### Comment:

The envelope breaches are very minor, being only on the front corners of each of the side elevations.

The dwelling is similar in size to surrounding two storey houses and stays within the height limit, especially in the locations of the envelope breaches.

Overall, the dwelling will not become visually dominant and the minor breaches of the envelope do not significantly contribute to the height of bulk of the structure.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

#### Comment:

The upper level is stepped in from the ground floor (on the north western side), with side setbacks of 1.505m and 1.2m (north west and south east respectively). These setbacks, particularly the increasing setback on the north western side will allow a good level of spatial separation to the neighbouring buildings.

Shadow diagrams show that adequate sunlight will fall on the private open space on the property to the south east.

In relation to privacy, the upper level rear balcony, labelled as a "roof garden" on the plans, is trafficable and will result in direct overlooking of the neighbouring properties to either side of the subject site. It is recommended that a condition be included in the consent requiring privacy screens along both sides of the balcony. The envelope breaches do not contribute to any privacy impacts.

- *To ensure that development responds to the topography of the site.*

#### Comment:

The site has an unusual topography with the land stepping up by approximately 1.0m, on the front boundary. The dwelling has a pitched roof and will remain, in most areas, well within the height limit. The building is also fully compliant with the wall height control. In this regard, the development appropriately responds to the topography of the site.

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 s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

## **B7 Front Boundary Setbacks**

### Description of non-compliance

The front balcony on the ground floor is set back 5.45m from the front boundary. The upper level bay windows are set back a minimum of 6.33m.

The control requires a minimum of 6.5m.

### Merit consideration:

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

- *To create a sense of openness.*

#### Comment:

The front of the dwelling includes a range of setbacks. The garage level is set back 7.1m. The ground floor is set back 5.45m to the balcony and between 7.08m - 10.965m to the front wall of the house. The first floor is set back between 6.33m - 7.08m.

These varied setbacks create visual interest and provide a good level of articulation. The front balcony is not enclosed, the ground floor wall is well behind the 6.5m line and the rest of the front yard is completely devoid of any above ground structures, unlike the two neighbouring properties.

In this regard, the proposal will create a reasonable sense of openness.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

#### Comment:

The two neighbouring sites have carports sited on the front boundaries. The majority of dwellings in the street are set back a similar distance to the proposal and have landscaped front yards. As such, the design will reasonably maintain the visual continuity and pattern of buildings and landscape elements in the street.

- *To protect and enhance the visual quality of streetscapes and public spaces.*



Comment:

The proposal will result in an upgrade to the front landscaping of the site, a removal of the retaining wall on the front boundary and an upgrade to the dwelling.

These will all result in an improvement to the visual quality of the streetscape.

- *To achieve reasonable view sharing.*

Comment:

The non-compliant front setbacks of the front balcony and upper level bay windows will not result in the unreasonable loss of any views.

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 s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

## **C7 Excavation and Landfill**

Merit consideration

The development is considered against the underlying Objectives of the Control as follows:

- *To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.*
- *To require that excavation and landfill does not create airborne pollution.*
- *To preserve the integrity of the physical environment.*
- *To maintain and enhance visual and scenic quality.*

Comment:

The proposal includes the excavation of an entire floor under the dwelling, including the garage, a storage room and a larger "under house storage" space. This amount of excavation on a low density residential site is excessive, does not adequately preserve the integrity of the physical environment and will have an adverse impact on the surrounding properties.

In this regard, it is recommended that the "under house storage" space be deleted via a condition of consent. This would limit the excavation to the front half of the dwelling where the land is already lower (i.e. requiring less excavation for the same lower level floor space).

## **C9 Waste Management**

A detailed waste management plan has not been submitted with the application. To ensure proper disposal of demolition and builders' wastes, a condition has been included in the consent requiring

details prior to the issue of a construction certificate.

## **D8 Privacy**

### Merit consideration

The development is considered against the underlying Objectives of the Control as follows:

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

#### Comment:

The upper level rear balcony, labelled as a "roof garden" on the plans, is trafficable and will result in direct overlooking of the neighbouring properties to either side of the subject site.

It is recommended that a condition be included in the consent requiring privacy screens along both sides of the balcony. These screens will also assist in minimising impacts from the rear facing upper level windows.

## **D13 Front Fences and Front Walls**

### Merit consideration

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

- *To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To avoid a 'walled in' streetscape.*

#### Comment:

The proposed front fence is between 1.26m and 1.5m in height.

There is an example of a higher front fence on the neighbouring property to the north west, however, that fence was approved in DA2004/1187, in 2004 and under the former planning controls. The majority of properties in the vicinity have either no front fence or low front fences/retaining walls.

In this regard, the proposed maximum height of 1.5m is excessive and it is recommended that a condition be included in the consent requiring the front fence to be no more than 1.2m high at any point.

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 s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, subject to conditions, 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**

### **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 \$ 950,000		
<b>Contributions</b>	<b>Levy Rate</b>	<b>Payable</b>
Total Section 7.12 Levy	0.95%	\$ 9,025
Section 7.12 Planning and Administration	0.05%	\$ 475
Total	1%	\$ 9,500

## **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 DA2018/1217 for Demolition Works and construction of a dwelling house and swimming pool on land at Lot 7 DP 11275, 18 Oceanview Road, FRESHWATER, 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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
A02 - Revision B	30 July 2018	Scope Architects
A03 - Revision B	30 July 2018	Scope Architects
A04 - Revision B	30 July 2018	Scope Architects
A05 - Revision B	30 July 2018	Scope Architects
A06 - Revision B	30 July 2018	Scope Architects
A07 - Revision B	30 July 2018	Scope Architects
A08 - Revision B	30 July 2018	Scope Architects
A09 - Revision B	30 July 2018	Scope Architects
A11 - Revision C	8 August 2018	Scope Architects

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

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

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

#### 2. **Amendments to the approved plans**

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

- The 'under house storage' is to be deleted and the land must not be excavated in this area.
- The door from the garage to the 'under house storage' is to be deleted. Excavation beyond the rear wall of the garage and 'storage' must not be undertaken.
- The "new shed" in the rear yard is to be deleted from the plans and the area retained as landscaped open space. The existing shed must be demolished.
- The swimming pool pumping equipment is to be located in the rear setback area and is to be enclosed in a sound proof box.
- The front fence and gate is to be no higher than 1.2m (when measured from the grassed area on the road reserve adjacent to the front boundary) at any point.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

### 3. **Prescribed Conditions**

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

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

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

updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
  - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
  - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
  - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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

Reason: Legislative Requirement (DACPLB09)

#### 4. **General Requirements**

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

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

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

- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.



- (e) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (h) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (j) Prior to the commencement of any development onsite for:
  - i) Building/s that are to be erected
  - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
  - iii) Building/s that are to be demolished
  - iv) For any work/s that is to be carried out
  - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- (k) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
  - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;
 

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

    - (i) Swimming Pools Act 1992
    - (ii) Swimming Pools Amendment Act 2009
    - (iii) Swimming Pools Regulation 2008
    - (iv) Australian Standard AS1926 Swimming Pool Safety
    - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
    - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
  - (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.

- (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in 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.

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

## FEES / CHARGES / CONTRIBUTIONS

### 5. **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 \$ 950,000.00		
Contributions	Levy Rate	Payable
Total Section 7.12 Levy	0.95%	\$ 9,025.00
Section 7.12 Planning and Administration	0.05%	\$ 475.00
Total	1%	\$ 9,500.00

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 Contributions Plan 2018.

### 6. **Security Bond**

A bond (determined from cost of works) of \$2,000 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](http://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

### 7. **On-site Stormwater Detention Compliance**

Certification of Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Northern Beaches Council's WARRINGAH WATER MANAGEMENT POLICY PL850 and the concept drawing by RTS Civil Consulting Engineers, Project number 180706 dated 31/7/2018. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

### 8. **Vehicle Crossings Application**

An application for Driveway levels shall be made with Council subject to the payment of fee applicable at the time of payment. The fee includes all Council inspections relating to the driveway construction and must be paid. Approval 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

### 9. **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)

### 10. **Privacy Screen**

A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost north western and south eastern edges of the balcony located off the rumpus and bedroom 3 as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

Reason: In order to maintain privacy to the adjoining / nearby property.

**11. Sewer / Water Quickcheck**

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

Please refer to the website [www.sydneywater.com.au](http://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)

**12. Waste Management Plan**

A Waste Management Plan must be prepared for this development. The Plan must be in accordance with the Development Control Plan.

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner.

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

**13. 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. (DACLAD01)

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### 14. **Vehicle Crossings**

The provision of a vehicle crossing 4 metres wide at kerb and 5 metres wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/1 N 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

### 15. **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.

### 16. **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.

### 17. **Protection of sites of significance**

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)

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

### 18. **Authorisation of Legal Documentation Required for Onsite Detention**

The original completed request forms (NSW Land Registry 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.

### 19. **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.

20. **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.

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)

21. **Positive Covenant and Restriction as to User 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 at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

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 at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Northern Beaches 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 the on-site detention and/or pump system is maintained to an appropriate operational standard

22. **Required Planting**

Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location	Minimum Pot Size
2	Trees capable of attaining a minimum height of 4 metres at maturity	1 x front yard; 1 x rear yard	200mm

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

Reason: To maintain environmental amenity. (DACLAF01)

23. **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.

24. **Swimming Pool Requirements**

The Swimming Pool shall not be filled with water nor be permitted to retain water until:

(a) All required safety fencing has been erected in accordance with and all other requirements have been fulfilled with regard to the 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

(b) A certificate of compliance prepared by the manufacturer of the pool safety fencing, shall be submitted to the Principal Certifying Authority, certifying compliance with Australian Standard 1926.

(c) Filter backwash waters shall be discharged to the Sydney Water sewer mains in accordance with Sydney Water's requirements. Where Sydney Water mains are not available in rural areas, the backwash waters shall be managed onsite 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. Appropriate instructions of artificial resuscitation methods.

(d) A warning sign stating '**YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS POOL**' has been installed.

(e) Signage showing resuscitation methods and emergency contact

(f) All signage shall be located in a prominent position within the pool area.

(g) Swimming pools and spas must be registered with the *Division of Local Government*.

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

Reason: To protect human life (DACPLF09)

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

**Signed**




**Daniel Milliken, Principal Planner**

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



**Steven Findlay, Manager Development Assessments**






























**ATTACHMENT A**






Notification Plan	Title	Date
 2018/457899	Plan - Notification	13/07/2018

**ATTACHMENT B**

Notification Document	Title	Date
 2018/460790	Notification Map	20/07/2018

## ATTACHMENT C

Reference Number	Document	Date
 2018/457896	Report - BASIX Certificate	13/07/2018
 2018/457897	Report - NatHERs Certificates	13/07/2018
 2018/457899	Plan - Notification	13/07/2018
 2018/457900	Plans - Survey	13/07/2018
 2018/457906	Plans - Master Set - BASIX Stamped	13/07/2018
 2018/457902	Plans - Landscape	13/07/2018
 2018/457903	Plans - Stormwater	13/07/2018
 2018/457895	Report - Statement of Environmental Effects	13/07/2018
 DA2018/1217	18 Oceanview Road FRESHWATER NSW 2096 - Development Application - New	13/07/2018
 2018/449387	invoice for ram applications - Michelle Louise Galletti - David Scott Limburg	13/07/2018
 2018/449391	DA Acknowledgement Letter - Michelle Louise Galletti - David Scott Limburg	13/07/2018
 2018/457901	Plans - Certification of Shadow Diagrams with Plans	18/07/2018
 2018/457907	Plans - Master Set	18/07/2018
 2018/457904	Plans - External	18/07/2018
 2018/457905	Plans - Internal	18/07/2018
 2018/457892	Development Application Form	19/07/2018
 2018/457893	Applicant Details	19/07/2018
 2018/457894	Cost Summary Report	19/07/2018
 2018/460757	ARP Notification Map	20/07/2018
 2018/460782	DA Acknowledgement Letter (not integrated) - Michelle Louise Galletti - David Scott Limburg	20/07/2018
 2018/460790	Notification Map	20/07/2018
 2018/460795	Notification Letter - 7	20/07/2018
 2018/475905	Engineering Referral Response	28/07/2018
 2018/496726	Amended stormwater plan	03/08/2018
 2018/496730	Amended plans - Master Set Rev B	03/08/2018
 2018/498144	Online Submission - Karemacher	07/08/2018
 2018/498650	Submission - Scotcher	07/08/2018
 2018/599656	Updated landscape plan	09/08/2018
 2018/513841	Engineering Referral Response	12/08/2018

	2018/522073	Submission Acknowledgement Letter - Tanya Scotcher - SA2018/498650	16/08/2018
	2018/565169	Site photos	31/08/2018
	2018/573058	Working Plan	03/09/2018
	2018/609721	Landscape Referral Response	20/09/2018
	2018/659610	Assessment Report	16/10/2018