

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2018/0128
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Responsible Officer:	Benjamin Price
Land to be developed (Address):	Lot 5 DP 29355, 49 Gordon Street CLONTARF NSW 2093
Proposed Development:	Modification of Development Consent DA220/2015 granted for alterations and additions to an existing dwelling house
Zoning:	Manly LEP2013 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Howard George Fox Mary Victoria Fox
Applicant:	Howard George Fox

Application lodged:	19/03/2018
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	21/03/2018 to 09/04/2018
Advertised:	Not Advertised
Submissions Received:	0
Recommendation:	Approval

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

Manly Development Control Plan - 4.1.9 Swimming Pools, Spas and Water Features

Manly Development Control Plan - 4.4.5 Earthworks (Excavation and Filling)

SITE DESCRIPTION

Property Description:	Lot 5 DP 29355 , 49 Gordon Street CLONTARF NSW 2093
Detailed Site Description:	The subject property is commonly known as 49 Gordon Street, Clontarf and legally known as Lot 5 in DP 29355. The site is located on the western side of Gordon Street. The property is irregular in shape and has a frontage of 22m to Gordon Street and an average depth of 38m and an overall site area of 618.5sqm. The property currently contains a two storey dwelling with vehicular access via an existing driveway from Gordon Street to an existing double garage to the front of the existing dwelling. The property slopes steeply from the Gordon Street frontage to the rear boundary and includes a crossfall of 10.5m The surrounding area predominantly consists of large two storey dwellings.

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:

DA220/2015 - Alterations and additions to an existing dwelling house including additions at rear, demolition of rear sunroom and balcony and replacement with new sunroom, balconies and stairs, changes to the roof and skylights at rear, changes to windows and door, new swimming pool and landscaping. Granted consent on the 17/12/2015

PROPOSED DEVELOPMENT IN DETAIL

The proposed modifications include:

- Amendment to the swimming pool design
- Extension of swimming pool deck to the west
- Retaining walls to the north and west of the swimming pool

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:

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

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA220/2015, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.15(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact.
(b) it is satisfied that the development to which	The development, as proposed, has been found to

Section 4.15(1A) - Other Modifications	Comments
the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA220/2015.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Manly Local Environment Plan 2011 and Manly Development Control Plan 2013.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	No submissions were received in relation to this application.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of 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	Manly 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)	<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 in the original consent. <u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires

Section 4.15 'Matters for Consideration'	Comments
	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. <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. <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. <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. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This clause is not relevant to this application. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent. <u>Clause 143A</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This clause is not relevant to this application.
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Manly Development Control Plan section in this report. (ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (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.

Section 4.15 'Matters for Consideration'	Comments
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 “Public Exhibition” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

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

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
Landscape Officer	Following the submission of the Arborist statement submitted by Margot Blues Consulting Arborist , the landscape component of the proposal is acceptable, subject to completion of landscaping and protection of <i>Araucaria heterophylla</i> (Norfolk Island Pine) With reference to trees located on southern boundary wall, agreement should be reached with the neighboring property owner for the retention of these trees. If there are required works to be undertaken, these tree need to be assessed and recommendations for their protection submitted to certifying authority as per Condition Tree Protection. <i>e) All construction works in the vicinity of existing trees shall be conducted under the supervision of the Project Arborist.</i>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

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

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

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

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

SEPP (Building Sustainability Index: BASIX) 2004

The proposal will remain consistent with the original Basix Certificate A225651 dated 10 August 2015.

Manly Local Environmental Plan 2013

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

There is no proposed change to the principal development standards

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
6.1 Acid sulfate soils	Yes
6.2 Earthworks	Yes
6.4 Stormwater management	Yes
6.12 Essential services	Yes

Manly Development Control Plan

Built Form Controls

Built Form Controls - Site Area: 663.9	Requirement	Approved	Proposed	Complies
4.1.9 Swimming Pools, Spas and Water Features	1m height above ground	1.85m	1.85m	No proposed change
	Side setback equal to height	1m	1m	No

	above ground			
4.4.5 Earthworks (Excavation and Filling)	Fill Max 1m	Nil	1.1m	No

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
3.1 Streetscapes and Townscapes	Yes	Yes
3.1.1 Streetscape (Residential areas)	Yes	Yes
3.3.1 Landscaping Design	Yes	Yes
3.3.2 Preservation of Trees or Bushland Vegetation	Yes	Yes
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	Yes	Yes
3.4.1 Sunlight Access and Overshadowing	Yes	Yes
3.4.2 Privacy and Security	Yes	Yes
3.4.3 Maintenance of Views	Yes	Yes
4.1.9 Swimming Pools, Spas and Water Features	No	Yes
4.4.5 Earthworks (Excavation and Filling)	No	Yes
5.4.1 Foreshore Scenic Protection Area	Yes	Yes

Detailed Assessment

4.1.9 Swimming Pools, Spas and Water Features

Description of Non-compliance

The Manly DCP 2013 requires swimming pools and their curtilage to be setback from the side boundaries equal to their height above ground. The proposed swimming pool and its curtilage is 1.8m above ground level and setback 1m from the side boundary.

Merit Consideration

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

Objective 1) To be located and designed to maintain the privacy (visually and aurally) of neighbouring properties and to minimise the impact of filter noise on neighbouring properties;

Comment

The proposed swimming pool will not result in any unreasonable impact on the visual or acoustic privacy of the neighbouring properties. The proposal involves extending the deck along the southern boundary 2m further west. The proposed deck associated with the swimming pool is elevated and will result in unreasonable overlooking of the neighbouring properties private open space. It is recommended a condition of consent require a 1.65m privacy screen on the southern elevation of the proposed deck. This will ensure no unreasonable overlooking due to the proposed modifications.

Objective 2) To be appropriately located so as not to adversely impact on the streetscape or the established character of the locality;

Comment

The proposal will not result in any unreasonable impact on the streetscape or the established character of the locality.

Objective 3) To integrate landscaping; and

Comment

The proposal adequately integrates landscaping into the design.

Objective 4) To become an emergency water resource in bush fire prone areas.

Comment

Not applicable

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of MDCP 2013 and the objectives specified in section 1.3(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

4.4.5 Earthworks (Excavation and Filling)

Description of non-compliance

The Manly DCP 2013 limits fill to a maximum of 1m. The proposed retaining wall includes a maximum fill of 1.1m.

Merit consideration:

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

Objective 1) To retain the existing landscape character and limit change to the topography and vegetation of the Manly Local Government Area by:

- *Limiting excavation, “cut and fill” and other earthworks;*
- *Discouraging the alteration of the natural flow of ground and surface water;*
- *Ensuring that development not cause sedimentation to enter drainage lines (natural or otherwise) and waterways; and*
- *Limiting the height of retaining walls and encouraging the planting of native plant species to soften their impact.*

Comment

The proposed retaining walls are generally consistent with the Manly DCP 2013. The retaining walls also integrate landscaping to minimise the impact on the neighbouring properties. The proposal will retain the existing landscape character of the locality.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of MDCP 2013 and the objectives specified in section 1.3(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

Refer to Assessment by Council's Natural Environment Unit elsewhere within this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Manly Section 94 Development Contributions Plan

S94 Contributions are not applicable to this application.

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;
- Manly Local Environment Plan;
- Manly 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 approval to Modification Application No. Mod2018/0128 for Modification of Development Consent DA220/2015 granted for alterations and additions to an existing dwelling house on land at Lot 5 DP 29355,49 Gordon Street, CLONTARF, subject to the conditions printed below:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Proposed Pool Level Plan - As amended by Howard Fox	10/03/2016	Case Ornsby design pty ltd
Proposed South Elevation - As amended by Howard Fox	10/03/2016	Case Ornsby design pty ltd
Proposed North Elevation - As amended by Howard Fox	10/03/2016	Case Ornsby design pty ltd
Proposed West Elevation - As amended by Howard Fox	10/03/2016	Case Ornsby design pty ltd

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Detail Plan - As amended by Howard Fox	7/09/2015	Serenescapes

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

B. Add Condition ANS07 to read as follows:

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

- A privacy screen to a height of 1.65m is to be provided on the southern elevation of the proposed deck.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land. (DACPLB02)

C. Add Condition ANS08 to read as follows:

(4LD03)

The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited.

Reason: To prohibit the unnecessary damage or removal of trees without permission from Council during any construction.

D. Add Condition ANS09 to read as follows:

(4LD08)

Retain and protect trees and planting on Council's Road Reserve during construction.

Additional required: With reference to trees located on southern boundary wall, the vegetation on the neighboring property No 47 Gordon Street must be retained and protected at all times.

Reason: To maintain the number of street trees and preserve the amenity of the local area.

E. Add Condition ANS10 to read as follows:

(4LD04)

The following precautions must be taken when working near trees to be retained:

- harmful or bulk materials or spoil must not be stored under or near trees
- prevent damage to bark and root system,
- mechanical methods must not be used to excavate within root zones,
- topsoil from under the drip line must not be added and or removed,
- ground under the drip line must not be compacted, and
- trees must be watered in dry conditions.

Reason: This is to ensure no damage is caused to trees from various methods of possible damage.

F. Add Condition ANS11 to read as follows:

(4LD06)

All disturbed surfaces on the land resulting from the building works authorised by this approval must be revegetated and stabilised to prevent erosion either on or adjacent to the land.

Reason: To prevent/contain erosion.

G. Add Condition ANS12 to read as follows:

a) A Project Arborist with minimum qualification equivalent to AQF Level 5 is to be appointed prior to commencement of works.

b) All trees and vegetation on site, located on adjoining properties, and located within the road reserves must be retained and protected, except where approved for removal, or where site trees are exempt

trees under the relevant planning instruments or legislation.

c) The Project Arborist is to oversee all tree protection measures for the existing trees identified on the Plans prepared by Case Ornsby Design PTY LTD dated 10.03.2016 Amended Plans dated 7.04.16.

d) The Project Arborist is to familiarise themselves with and ensure compliance with any other tree and environmental requirements conditioned under this consent.

e) All construction works in the vicinity of existing trees shall be conducted under the supervision of the Project Arborist including the retaining wall works adjoining property no 47 Gordon Street.

f) All tree protection shall be in accordance with the recommendations provided within the Arboricultural Impact Assessment or listed as conditions (as applicable) and AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4.

g) Tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees

h) All tree protection measures, as proposed in the Arboricultural Impact Assessment, or conditioned are to be in place prior to the commencement, including protective fencing and trunk protection.

i) To minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained.

j) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorized by a qualified Arborist on site

k) All structures are to bridge tree roots greater than 50mm diameter unless directed a qualified Arborist on site

l) Should either or both j) and k) occur during site establishment and construction works, documentary details shall be submitted by the Arborist to the Certifying Authority.

Reason: Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and protect the existing environmental amenity.

H. Add Condition ANS13 to read as follows:

(5LD01)

A qualified Landscape Consultant is to submit a Certificate of Practical Completion to the Certifying Authority prior to the issue of the Occupation Certificate, stating the work has been carried out in accordance with the Plans, submitted by Case Ornsby Design PTY LTD dated 16.03.2016 amended drawings dated 07.04.2014

Reason: This is to ensure the landscaping is planted in accordance with the drawing and maintained appropriately

I. Add Condition ANS14 to read as follows:

(6LP03)

Landscaping is to be maintained in accordance with the approved Landscaping Drawing.

Reason: This is to ensure that landscaping is maintained appropriately.

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

Signed



Benjamin Price, Planner

The application is determined under the delegated authority of:



Rodney Piggott, Manager Development Assessments

ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

Notification Document	Title	Date
 2018/189576	Notification Map	21/03/2018

ATTACHMENT C

Reference Number	Document	Date
 MOD2018/0128	49 Gordon Street CLONTARF NSW 2093 - Section 96 Modifications - Section 96 (1a) Minor Environmental Impact	19/03/2018
 2018/182100	DA Acknowledgement Letter - Howard George Fox	19/03/2018
 2018/184618	Report - Statement of Environmental Effects	19/03/2018
 2018/184624	Plans - Master Set	19/03/2018
 2018/184623	Plans - Internal	19/03/2018
 2018/184621	Plans - External	19/03/2018
 2018/184619	Plans - Landscape	19/03/2018
 2018/184615	Modification Application Form	20/03/2018
 2018/184616	Applicant Details	20/03/2018
 2018/184646	Plans - Landscape - Web	20/03/2018
 2018/189548	ARP Notification Map	21/03/2018
 2018/189562	DA Acknowledgement Letter (not integrated) - Howard George Fox	21/03/2018
 2018/189576	Notification Map	21/03/2018
 2018/189595	Notification Letter - 12	21/03/2018
 2018/231529	Request for Further Information - Mod2018/0128	12/04/2018
 2018/252218	for attention of Benjamin Price re; mod2018/0128	18/04/2018
 2018/259509	Additional drawings - MOD2018/0128 49 Gordon Street Clontarf - Howard Fox	26/04/2018
 2018/276014	Plans - Master Set - Revised	04/05/2018
 2018/276538	Landscape Referral Response	04/05/2018
 2018/283184	49 Gordon St Clontarf	08/05/2018
 2018/307088	Request for arborist report	21/05/2018
 2018/322936	Mod2018/0128 - 49 Gordon Street Clontarf - Arborist report	27/05/2018
 2018/324574	Mod2018/0128 - 49 Gordon Street Clontarf - Arborist report	28/05/2018
 2018/325969	Report - Arborist	29/05/2018
 2018/330666	Landscape Referral Response	30/05/2018
 2018/334194	Site	31/05/2018
 2018/335151	Working Plans	01/06/2018