

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2018/0985
Responsible Officer:	Hugh Halliwell
Land to be developed (Address):	Lot 71 DP 25341, 3 Kemble Place BILGOLA PLATEAU NSW 2107
Proposed Development:	Construction of a secondary dwelling
Zoning:	E4 Environmental Living
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Peter Mansell Clark Shayne Patricia Clark
Applicant:	BBF Town Planners
Application lodged:	12/06/2018
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - New second occupancy
Notified:	20/06/2018 to 04/07/2018
Advertised:	Not Advertised
Submissions Received:	2
Recommendation:	Approval
Estimated Cost of Works:	\$ 134,600.00

ASSESSMENT INTRODUCTION

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

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;

- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Pittwater 21 Development Control Plan - B6.3 Off-Street Vehicle Parking Requirements

Pittwater 21 Development Control Plan - C1.5 Visual Privacy

Pittwater 21 Development Control Plan - D3.3 Building colours and materials

Pittwater 21 Development Control Plan - D3.7 Side and rear building line

Pittwater 21 Development Control Plan - D3.11 Landscaped Area - Environmentally Sensitive Land

SITE DESCRIPTION

Property Description:	Lot 71 DP 25341 , 3 Kemble Place BILGOLA PLATEAU NSW 2107
Detailed Site Description:	The site is known as 3 Kemble Place, Bilgola Plateau and legally referred to as Lot 71 in Deposited Plan 25341. The site is irregular in shape with splayed side boundaries and has a total site area of 1081m ² . Vehicular and pedestrian access is gained via the 15.24m wide, north-west facing frontage. The site is located on the south-eastern side of Kemble Place and adjoins other similar low-density residential dwellings on all side. To the rear is located a private road which services a number of properties along Cheryl Crescent. The site experiences a fall of 11.5m from the north-west frontage of the site towards the south-east rear boundary, with a slope of 20.68%. The site is currently occupied by a single dwelling to the central portion of the site and a large concrete driveway. A site inspection was carried out on 3 July 2018.

Map:



SITE HISTORY

The land has been used for residential purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

- Development Application 0215/88 - Council approved a new dual occupancy on 28 June 1998;
- Development Application N0548/04 - Council approved alterations and additions to the existing dwelling on 20 August 2018.

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks development consent for the construction of a two (2) bedroom secondary dwelling and adjoining balcony. The proposal also seeks consent for paved steps to the northern boundary of the site to provide access to the secondary dwelling.

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

Section 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 4.15 (1) (a)(iii) – Provisions of any	Pittwater 21 Development Control Plan applies to this

Section 4.15 Matters for Consideration'	Comments
development control plan	proposal.
Section 4.15 (1) (a)(iiia) – 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 of consent. <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. <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. <u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent. <u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent. / 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 matter has been addressed via a condition of consent. / 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 of 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 Pittwater 21 Development Control Plan section in this report.

Section 4.15 Matters for Consideration'	Comments
	(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 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

As a result of the public exhibition process council is in receipt of 2 submission/s from:

Name:	Address:
Mr Kevin Henry Negus	26 Cheryl Crescent NEWPORT NSW 2106
Mr Chris Berriman	30 Cheryl Crescent NEWPORT NSW 2106

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

- Access to the site;
- Disposal of sewerage;
- Storm water disposal;
- Existing dual occupancy onsite;
- Height, bulk and scale;
- Encroaching on the building line;
- Tree removal; and
- Character.

The matters raised within the submissions are addressed as follows:

- **Access to the site**

Comment:

A submission from the property owner to the rear at 26 Cheryl Crescent has requested that access to the building site not be carried out via the private road to the rear. Should the application be approved, the following condition is recommended:

The private road located to the east of No. 3 Kemble Place is not to be used for access by any persons or vehicles, including all construction vehicles. All construction access to the subject site is to be gained through Kemble Place.

- **Disposal of sewerage**

Comment:

The neighbour at 26 Cheryl Crescent has raised concern regarding the disposal of sewerage. Council is satisfied that essential services, including the disposal and management of sewerage are available onsite

- **Storm water disposal**

Comment:

Council's Development Engineer has assessed the proposal and considers the works satisfactory and able to achieve all requirements related to stormwater disposal. The proposal has been conditioned appropriately with respect to storm water disposal, as well as onsite detention. Whilst the neighbours concerns are acknowledged, it is not expected that the disposal of stormwater will adversely impact the properties to the rear through appropriate conditions applied by Council's development engineer. This is considered sufficient in addressing the concerns from the adjoining property owners at 26 and 30 Cheryl Crescent as well as meeting the provisions under Part B5 of P21 DCP.

- **Existing dual occupancy onsite**

Comment:

It is understood that the existing site benefits from a consent for a dual occupancy (0215/88). This concern was communicated to the applicant by way of a letter. The applicant responded by confirming that a condition (Condition 7) of the consent, which states, 'further development and/or change of use of the bottom floor area being subject of a separate application', provides evidence that no approval was granted for a dual occupancy. However, it appears that this was a recommendation made by the assessing officer at the time and does not appear that this condition was translated into the final consent. However, it is noted that a further development application was made to Council (N0548/04) for alterations and additions to the dwelling with the approved plans not showing a dual occupancy development and a occupation certificate being issued on 20th September 2006. Furthermore, a site inspection was carried out on 7th September 2018 through the existing dwelling which confirms a single dwelling consistent with the approved plans under consent N0548/04. This consent is seen to override the 1988 consent for a dual occupancy, and therefore addressing any concerns from the neighbour that the property is being used for a dual occupancy and the property will be used lawfully. Notwithstanding this, it is considered appropriate to impose a condition of consent to ensure the existing dwelling is used only for the purposes of a single occupancy. This is included in the consent.

- **Height, bulk and scale**

Comment:

The neighbour at 30 Cheryl Crescent has raised concern with respect to the height and overall bulk and scale of the proposal. Other than a marginal rear setback non-compliance, the proposal largely complies with relevant built form controls. It is not anticipated that the overall size, including height of the structure will adversely impact the neighbour's amenity or negatively impact the neighbour in any other way. A site inspection at 30 Cheryl Crescent confirmed that there will be substantial separation from the structure to the neighbour's dwelling. There is not anticipated to be impact on amenity with the main private open space being situated to the south of the dwelling where the primary views are obtained from.

- **Encroaching on the building line**

Comment:

The neighbour at 30 Cheryl Crescent correctly notes that the proposal will encroach into the rear setback area. As discussed under clause C1.5 of P21 DCP, the proposal is required to be amended prior to the issuing of a construction certificate to ensure the deletion of the south-west portion of decking. This will subsequently increase the rear setback and separation to the concerned property at No. 30. While there will remain a rear building line non-compliance, this is acceptable and is addressed under clause D3.7 of this report.

- **Character**

Comment:

A submission from No. 30 Cheryl Crescent believes the type of development is not in keeping with the local neighbourhood. The proposal for a two bedroom secondary dwelling is not a common form of development for a typical low-density residential area such as this. The proposal, as already noted in this report, will be consistent with most built form controls, namely building height and building envelope, and therefore does not represent an unreasonably large structure that would be inconsistent with the character of the area.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below. Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.
Landscape Officer	The landscape component of the proposal is acceptable subject to protection of existing trees to be retained and completion of landscaping. Council's Landscape Section have assessed this application against

Internal Referral Body	Comments
	the following Pittwater21 DCP controls: B4.22 Preservation of Trees or Bushland Vegetation C1.1 Landscaping C1.11 Secondary Dwellings and Rural Worker's Dwellings D3.14 Construction, Retaining Walls, terracing and undercroft area
NECC (Bushland and Biodiversity)	Although there will be some minor impacts to vegetation on the site, Council's Bushland and Biodiversity section considers the Development Application to be consistent with the following Pittwater 21 DCP 2014 Controls: B4.6 Wildlife Corridors Outcomes: Retention and enhancement of wildlife corridors ensuring/providing the connection of flora and fauna habitats. B4.22 Preservation of Trees and Bushland Vegetation Outcomes: To protect and enhance the urban forest of the Northern Beaches. To effectively manage the risks that come with an established urban forest through professional management of trees. To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities. To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term. To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.
NECC (Development Engineering)	The proposed OSD design has been reviewed and is acceptable. There is sufficient area on the driveway to accommodate the required additional parking space. The Geotechnical report addresses the relevant DCP controls. No objection to approval, subject to conditions as recommended.

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

ENVIRONMENTAL PLANNING INSTRUMENTS (EPis)*

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

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and

LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

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

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

SEPP 55 - Remediation of Land

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

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. 919245S dated 13 April 2018).

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

Commitment	Required Target	Proposed
Water	40	40
Thermal Comfort	Pass	Pass
Energy	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.

Pittwater Local Environmental Plan 2014

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

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	8.5m	4.3m	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
4.3 Height of buildings	Yes
5.4 Controls relating to miscellaneous permissible uses	Yes
7.1 Acid sulfate soils	Yes
7.2 Earthworks	Yes
7.6 Biodiversity protection	Yes
7.7 Geotechnical hazards	Yes
7.10 Essential services	Yes

Pittwater 21 Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	
Front building line	6.5m	>6.5m	
Rear building line	6.5m	6.2m	
Side building line	2.5m	6.23m	
	1m	6.790m	
Building envelope	3.5m	Within envelope	
	3.5m	Within envelope	
Landscaped area	60%	47.88%	

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.3 Bilgola Locality	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
A5.1 Exhibition, Advertisement and Notification of Applications	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B3.1 Landslip Hazard	Yes	Yes
B4.6 Wildlife Corridors	Yes	Yes
B4.22 Preservation of Trees and Bushland Vegetation	Yes	Yes
B5.8 Stormwater Management - Water Quality - Low Density Residential	Yes	Yes
B5.10 Stormwater Discharge into Public Drainage System	Yes	Yes
B6.3 Off-Street Vehicle Parking Requirements	No	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.2 Construction and Demolition - Erosion and Sediment Management	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes
B8.4 Construction and Demolition - Site Fencing and Security	Yes	Yes
B8.5 Construction and Demolition - Works in the Public Domain	Yes	Yes
C1.1 Landscaping	Yes	Yes
C1.2 Safety and Security	Yes	Yes
C1.3 View Sharing	Yes	Yes
C1.4 Solar Access	Yes	Yes
C1.5 Visual Privacy	Yes	Yes
C1.6 Acoustic Privacy	Yes	Yes
C1.7 Private Open Space	Yes	Yes
C1.13 Pollution Control	Yes	Yes
C1.23 Eaves	Yes	Yes
D3.1 Character as viewed from a public place	Yes	Yes
D3.2 Scenic protection - General	Yes	Yes
D3.3 Building colours and materials	No	Yes
D3.6 Front building line	Yes	Yes
D3.7 Side and rear building line	No	Yes
D3.9 Building envelope	Yes	Yes
D3.11 Landscaped Area - Environmentally Sensitive Land	No	Yes
D3.14 Construction, Retaining walls, terracing and undercroft areas	Yes	Yes

Detailed Assessment

B6.3 Off-Street Vehicle Parking Requirements

The proposal does not seek to provide an additional car space as required by clause B6.3 of P21 DCP. Notwithstanding, clause B6.3 permits a variation merit where it is considered that the proposal is satisfactory. The site is found to have sufficient space to provide additional parking. In addition to the existing two (2) car garage, the site has a large existing driveway capable of provided an informal

parking arrangement for any additional cars as a consequence of the proposed secondary dwelling.

C1.5 Visual Privacy

The proposed decking is considered excessive for a two bedroom secondary dwelling. For this reason, including concerns relating the south-western portion of decking overlooking the rear yard of 4 Kemble Place, as well as a landscaped area non-compliance, the following conditions are recommended:

The entire portion of balcony along the south-west elevation is not permitted and is to be removed from the plans, so the balcony remains directly accessible only from SD2, SD3, SD4 and SD5.

SD1 is to be replaced with a window. The window is to be like-for-like with W1.

D3.3 Building colours and materials

No schedule of colours and materials submitted. Condition recommended requiring a schedule to be submitted prior to construction certificate.

D3.7 Side and rear building line

As noted earlier in this report, the proposal fails to comply with the minimum 6.5m setback requirement. Notwithstanding this, the proposal with the amendment to remove a portion of decking will provide further separation, in particular to the concerned neighbour at 30 Cheryl Crescent and to the side at 4 Kemble Place. The removal of this portion of decking will further reduce the bulk and scale of the built form, along with required substantial screening planting (discussed under clause D3.11) softening the built form from the rear of the property, including the neighbour at 30 Cheryl Crescent. Views enjoyed from neighbouring properties will not be impacted by the non-compliance while privacy, amenity and solar access will be maintained, as discussed previously. Although appreciating the concerns raised by the neighbour at 30 Cheryl Crescent with respect to the rear building line non-compliance, the non-compliance is minor, as it represents only a 4.61% breach to the setback. It is understood the concerns from the neighbour raised in relation to the height, bulk and scale, in conjunction with the rear setback non-compliance, however, the proposal will remain compliant with building height and envelope controls. In all, the setback breach is acceptable on merit and will not result in an unreasonable impact on the concerned neighbour.

D3.11 Landscaped Area - Environmentally Sensitive Land

The proposal will fail to meet the technical requirements of clause D3.11 by providing 47% of landscaped area, a shortfall of 131.02m². A condition of consent is recommended to ensure that the south-west portion of decking is removed from the approved plans to ensure maximum privacy as well as increased landscaped area. Notwithstanding the non-compliance, the proposal, in particular the bulk and scale of the built form is not unreasonable, in so far as it is able to achieve all other relevant controls, including building height, building envelope and side setbacks. The site is constrained somewhat due to the large existing driveway that dominates a large portion of the front of the site. However, within the context of the rear of the site, sufficient landscaped area will continue be provided, including within the rear setback. Vegetation will be enhanced with additional landscaping required to be planted to help screen the built form from the adjoining property to the south, as detailed in the following condition:

a) Planting shall be incorporated to screen the undercroft area below the proposed deck. Mass planting shall consist of mixed shrubs to the height of the deck, planted no further apart than 1m, and planted at a minimum pot size of 200mm.

b) Screen shrub planting to achieve a height of 3 metres at maturity shall be installed along the southern boundary to the full extent of the proposed built form, adjoining No.4. Mass planting shall consist of mixed native shrubs, planted no further apart than 1m, and planted at a minimum pot size of 200mm.

c) Details are to be submitted to the Certifying Authority.

Reason: to screen the undercroft area with adequate landscaping, reducing the built form above ground, and provide suitable privacy planting adjoining neighbouring properties.

Although the proposal seeks consent for the removal of an existing canopy tree, the removal is supported on the basis that the tree is considered to be in poor health and have a poor structure. There will be adequate tree canopy remaining to provide screening of the built form. As already discussed in this report, there is not considered to be an unreasonable impact on the amenity of adjoining properties with solar access and privacy being maintained. Overall, the proposal is argued to meet the prescribed outcomes of clause D3.11 of P21 DCP. On this basis, the proposal, although non-compliant, is supported on merit.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Pittwater Section 94 Development Contributions Plan

CONCLUSION

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

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

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

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

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

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

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2018/0985 for Construction of a secondary dwelling on land at Lot 71 DP 25341, 3 Kemble Place, BILGOLA PLATEAU, 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
Site Plan 001	11/05/2018	Multidwell
Site Plan - Proposed 002A	11/05/2018	Multidwell
Proposed Floor Plan 004	11/05/2018	Multidwell
Elevations 005	11/05/2018	Multidwell
Sections 006	11/05/2018	Multidwell

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Risk Assessment Report	29/03/2018	Jack Hodgson Consultants Pty Limited
Arboricultural Impact Assessment	2/09/2018	William Dunlop
BASIX Certificate, 919245S	13/04/2018	Nemco Design

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

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

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

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 portion of balcony along the south-west elevation is not permitted and is to be removed from the plans, so the balcony remains directly accessible only from SD2, SD3, SD4 and SD5.
- SD1 is to be replaced with a window. The window is to be like-for-like with W1.

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

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

3. Prescribed conditions (Demolition):

(a) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (i) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (ii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(b) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

(c) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Legislative Requirement (DACPLB09)

4. **Prescribed Conditions**

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

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

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

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

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and

- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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

Reason: Legislative Requirement (DACPLB09)

5. General requirements (Demolition):

(a) Unless authorised by Council:

Demolition and excavation works are restricted to:

- o 8.00 am to 5.00 pm Monday to Friday only.

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

(b) At all times after the submission a Notice of Commencement to Council, a copy of the Development Consent is to remain onsite at all times until completion of demolition works. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) The applicant shall bear the cost of all works that occur on Council's property.

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

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

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

(i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

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

6. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

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

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

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

- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (e) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (h) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(j) Prior to the commencement of any development onsite for:

- i) Building/s that are to be erected
- ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii) Building/s that are to be demolished
- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

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

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

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

- (i) Swimming Pools Act 1992
- (ii) Swimming Pools Amendment Act 2009
- (iii) Swimming Pools Regulation 2008
- (iv) Australian Standard AS1926 Swimming Pool Safety
- (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
- (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
- (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
- (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
- (4) Swimming pools and spas must be registered with the Division of Local Government.

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

FEES / CHARGES / CONTRIBUTIONS

7. Security Bond

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

result of construction or the transportation of materials and equipment to and from the development site.

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

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

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

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

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

8. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Jack Hodgson Consultants Pty Limited dated 29 March 2018 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

9. Geotechnical requirements

The recommendations and geotechnical conditions made in the Risk Analysis & Management Report for the proposed secondary dwelling prepared by Jack Hodgson Consultants Pty Ltd, dated 29 March 2018, Report Ref No. MT31440 are to be carried out in full during the development.

Plans and documentation detailing all requirements are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed to achieve an acceptable risk management level for the life of the structure.

10. On-site Stormwater Detention

An On-site Stormwater Detention system must be designed and constructed in accordance with Council's Pittwater DCP Clauses B5.7 and B5.10, and generally in accordance with the concept drainage plan prepared by Jack Hodgson Consultants Pty Ltd, drawing number 31440-H1 dated 24 April 2018.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering. The drainage plans must address the above requirements. Engineering certification confirming the above requirements have been satisfied and the design complies with Council's current DCP controls is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of storm water and storm water management arising from the development.

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

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to Council prior to the commencement of demolition works.

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

12. **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)

13. **Colours and materials**

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

Reason: To ensure compliance with P21 DCP.

14. **Sewer / Water Quickcheck**

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

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

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

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

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

15. **Tree protection**

A) Existing trees and vegetation shall be retained as follows:

- i) all trees and vegetation within the site, nominated on the plans and as recommended in the Arboricultural Impact Assessment prepared by William Dunlop Consulting Arborist, shall be protected during all construction stages, excluding exempt trees under the relevant planning instruments or legislation,
- ii) all other trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

B) Tree protection shall be undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, including all trees within the frontage to Kemble Place, and according to Section 6 Tree Protection Plan in the Arboricultural Impact Assessment,
- ii) any tree roots exposed during excavation with a diameter greater than 50mm within the TPZ must be assessed by an Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist to the Certifying Authority,
- iii) 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,
- iv) no tree roots greater than 50mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 50mm diameter unless directed by a AQF Level 5 Arborist on site,
- vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures provided. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority.

Reason: to retain and protect significant planting on development sites.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

16. **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.

17. **Access during construction**

The private road located to the east of No. 3 Kemble Place is not to be used for access by any persons or vehicles, including all construction vehicles. All construction access to the subject site is to be gained through Kemble Place.

Reason: To ensure appropriate access to the subject site.

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

18. Geotechnical requirements

The recommendations and geotechnical conditions made in the Risk Analysis & Management Report for the proposed secondary dwelling prepared by Jack Hodgson Consultants Pty Ltd, dated 29 March 2018, Report Ref No. MT31440 are to be carried out in full during the development.

Certification from a geotechnical engineer confirming that the works have been carried in compliance with the report are to be submitted to the Principal Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Reason: To ensure that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed to achieve an acceptable risk management level for the life of the structure.

19. 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.

20. 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

21. On-Site Stormwater Detention Compliance Certification

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

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

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

22. 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

23. Geotechnical Certification Prior to Occupation Certificate

Prior to issue of the Occupation Certificate, Form 3 of the Geotechnical Risk Management Policy is to be completed and submitted to the Principal Certifying Authority.

Reason: To ensure geotechnical risk is mitigated appropriately.

24. Restoration of Damaged Public Infrastructure

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

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

25. Required screen planting

a) Planting shall be incorporated to screen the undercroft area below the proposed deck. Mass planting shall consist of mixed shrubs to the height of the deck, planted no further apart than 1m, and planted at a minimum pot size of 200mm.

b) Screen shrub planting to achieve a height of 3 metres at maturity shall be installed along the southern boundary to the full extent of the proposed built form, adjoining No.4. Mass planting shall consist of mixed native shrubs, planted no further apart than 1m, and planted at a minimum pot size of 200mm.

c) Details are to be submitted to the Certifying Authority.

Reason: to screen the undercroft area with adequate landscaping, reducing the built form above ground, and provide suitable privacy planting adjoining neighbouring properties.

26. House / Building Number

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

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

Reason: Proper identification of buildings. (DACPLF04)

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

27. **Landscape maintenance**

Any existing landscaping required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

Landscape works shall be maintained for a minimum period of 12 months following practical completion. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.

28. **No Planting Environmental Weeds**

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.

29. **Works to cease if item found**

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

Reason: To protect Aboriginal Heritage.

30. **Primary dwelling**

The primary dwelling is to be used for the purposes of a single occupancy only.

Reason: To ensure the primary dwelling is used only for the purposes of a single occupancy.

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

Signed



Hugh Halliwell, Planner

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



Anna Williams, Manager Development Assessments

ATTACHMENT A

Notification Plan	Title	Date
 2018/361715	Plan - Notification	14/06/2018

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 2018/361673	Plans - Stormwater	10/05/2018
 2018/361746	Report - BASIX Certificate	10/05/2018
 2018/361751	Report - Arborist	10/05/2018
 2018/361684	Plans - Survey pdf	22/05/2018
 2018/361782	Plans - Master Set	31/05/2018
 2018/361720	Report - Statement of Environmental Effects	08/06/2018
 DA2018/0985	3 Kemble Place BILGOLA PLATEAU NSW 2107 - Development Application - New	12/06/2018
 2018/358123	Request additional information - 3 Kemble Place BILGOLA PLATEAU	12/06/2018
 2018/361665	Applicant Details	14/06/2018
 2018/361666	Fee Form	14/06/2018
 2018/361664	Development Application Form	14/06/2018
 2018/361715	Plan - Notification	14/06/2018
 2018/361763	Report - Geotechnical	14/06/2018
 2018/361789	Plans - External	14/06/2018
 2018/361792	DA Acknowledgement Letter - BBF Town Planners	14/06/2018
 2018/363107	Additional information - Cost Summary Report	15/06/2018
 2018/363540	Building Assessment - Fire and Disability upgrades - Assessment Referral - DA2018/0985 - 3 Kemble Place BILGOLA PLATEAU NSW 2107	15/06/2018
 2018/363114	Report - Cost Summary	15/06/2018
 2018/363963	DA Acknowledgement Letter (not integrated) - BBF Town Planners	15/06/2018
 2018/364038	Notification Map - DA2018-0985	15/06/2018
 2018/364013	Notification Letter - DA	15/06/2018
 2018/372380	Reallocation of 3 Kemble Place	19/06/2018
 2018/379791	Building Assessment Referral Response	21/06/2018
 2018/402082	Online Submission - Negus	02/07/2018
 2018/402504	Online Submission - Berriman	02/07/2018
 2018/437481	Request for Withdrawal of Development Application - BBF Town Planners	09/07/2018
 2018/449922	Occupation Certificate 2006.pdf	13/07/2018
 2018/449923	Approved Plans N0548/04.pdf	13/07/2018
 2018/449924	Letter from Applicant addressing dual occ.pdf	13/07/2018
 2018/449925	1988 consent docs.pdf	13/07/2018
 2018/468152	Natural Environment Referral Response - Biodiversity	24/07/2018

	2018/522330	Site Photos	16/08/2018
	2018/538614	Landscape Referral Response	23/08/2018
	2018/543463	Email from applicant re deletion of south-west portion of decking	27/08/2018
	2018/545592	Development Engineering Referral Response	28/08/2018
	2018/583508	Withdrawal request - DA2018/0985 - 3 Kemble Place, Bilgola Plateau	07/09/2018