

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

|                            |             |
|----------------------------|-------------|
| <b>Application Number:</b> | DA2017/1149 |
|----------------------------|-------------|

|                                           |                                                            |
|-------------------------------------------|------------------------------------------------------------|
| <b>Responsible Officer:</b>               | Adam Mitchell                                              |
| <b>Land to be developed (Address):</b>    | Lot 27 DP 11593, 52 Plateau Road COLLAROY PLATEAU NSW 2097 |
| <b>Proposed Development:</b>              | Demolition Works and construction of dwelling house        |
| <b>Zoning:</b>                            | Warringah LEP2011 - Land zoned R2 Low Density Residential  |
| <b>Development Permissible:</b>           | Yes                                                        |
| <b>Existing Use Rights:</b>               | No                                                         |
| <b>Consent Authority:</b>                 | Northern Beaches Council                                   |
| <b>Land and Environment Court Action:</b> | No                                                         |
| <b>Owner:</b>                             | Lucy Jane Cooper                                           |
| <b>Applicant:</b>                         | Icon Homes                                                 |

|                                  |                                            |
|----------------------------------|--------------------------------------------|
| <b>Application lodged:</b>       | 27/11/2017                                 |
| <b>Integrated Development:</b>   | No                                         |
| <b>Designated Development:</b>   | No                                         |
| <b>State Reporting Category:</b> | Residential - Single new detached dwelling |
| <b>Notified:</b>                 | 29/11/2017 to 15/12/2017                   |
| <b>Advertised:</b>               | Not Advertised                             |
| <b>Submissions Received:</b>     | 1                                          |
| <b>Recommendation:</b>           | Approval                                   |

|                                 |               |
|---------------------------------|---------------|
| <b>Estimated Cost of Works:</b> | \$ 647,755.00 |
|---------------------------------|---------------|

### 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

Warringah Development Control Plan - B3 Side Boundary Envelope

Warringah Development Control Plan - B7 Front Boundary Setbacks

Warringah Development Control Plan - D7 Views

## SITE DESCRIPTION

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Description:</b>      | Lot 27 DP 11593 , 52 Plateau Road COLLAROY PLATEAU NSW 2097                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Detailed Site Description:</b> | <p>52 Plateau Road, Collaroy Plateau (the subject site) is a dual frontage residential allotment located within the R2 Low Density Residential zone as per the Warringah Local Environmental Plan 2011.</p> <p>The site is between Plateau Road to the east and David Road to the west. The site sits in a strip of 17 other allotments which share the same dual frontages.</p> <p>The site is rectangular in shape with a street frontages of 12.19m, depths of 41.76m and an overall surveyed area of 509.1m<sup>2</sup>.</p> <p>Presently the allotment accommodates a part one / part two storey detached dwelling house with vehicular access from Plateau Road.</p> <p>The site declines from north to south by approximately 1.0m via a gradual slope, and accommodates several trees and shrubs throughout.</p> <p>Surrounding allotments consist of other detached residential dwellings, generally two storeys, and of a scale larger than the existing house of the subject site.</p> |

Map:



## SITE HISTORY

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

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

## PROPOSED DEVELOPMENT IN DETAIL

The development application seeks consent for the following works:

- Demolition of the existing house;
- Minor excavation and ground works;
- Construction of a new driveway off David Road;
- Construction of a new two storey dwelling house and detached double carport;
- Associated landscape works.

Some of the architectural plans provided with the application include drawings of an in-ground swimming pool adjacent to the proposed carport, however the swimming pool is not subject of this application.

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

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

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

| Section 79C 'Matters for Consideration' | Comments |
|-----------------------------------------|----------|
|                                         |          |

| Section 79C 'Matters for Consideration'                                                                                                                                           | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 79C (1) (a)(i) – Provisions of any environmental planning instrument                                                                                                      | See discussion on “Environmental Planning Instruments” in this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument                                                                                               | None applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Section 79C (1) (a)(iii) – Provisions of any development control plan                                                                                                             | Warringah Development Control Plan applies to this proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Section 79C (1) (a)(iia) – Provisions of any planning agreement                                                                                                                   | None applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)                                                          | <p><u>Division 8A</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&amp;A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No additional information was requested.</p> <p><u>Clause 92</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p> |
| Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality | <p>(i) <b>Environmental Impact</b><br/>The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) <b>Social Impact</b><br/>The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Section 79C 'Matters for Consideration'                                               | Comments                                                                                                                                           |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                       | The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use. |
| Section 79C (1) (c) – the suitability of the site for the development                 | The site is considered suitable for the proposed development.                                                                                      |
| Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs | See discussion on “Public Exhibition” in this report.                                                                                              |
| Section 79C (1) (e) – the public interest                                             | No matters have arisen in this assessment that would justify the refusal of the application in the public interest.                                |

## EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

## NOTIFICATION & SUBMISSIONS RECEIVED

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

As a result of the public exhibition process council is in receipt of 1 submission/s from:

| Name:                                           | Address:                                    |
|-------------------------------------------------|---------------------------------------------|
| Mrs Suzanne Maree Smith<br>Dominic Paul Oehlers | 54 B Plateau Road COLLAROY PLATEAU NSW 2097 |

One submission was received during the notification period of this application, however the submission was in the form of questions for the planner, rather than an objection to the proposed development.

The objection read:

- *Will the house be checked for any asbestos as part of the demolition process, so that it can be identified and removed in an appropriate manner.*
- *With regard to the demolition of the existing house we, would expect to be notified ahead of the demolition date so we can close our windows, etc*
- *To the layman it is not clear in the plans, the relative height and orientation of the proposed dwelling in relation to what already exists, taking into account the natural slope of the land.*
- *We need clarification regarding how the proposed roofline of the new dwelling will impact on the views from the front and the back, which we currently have from our residence.*
- *Will the new roofline be higher in real terms than the one currently there?*
- *Need clarification regarding the 2nd storey window placement in the new dwelling as our living area, kitchen and lounge room are on that side of the house, and our privacy may be affected.*

On Friday 9 February 2018 Council visited the objecting property to discuss the objection.

The application process, including asbestos and demolition was explained.

A detailed review of the building height and window placement was provided to the objector, as well as a step-by-step walk through of the building height when viewed from each window. It was revealed that the overall increase in roof height is negligible and that whilst some of the district views may be impacted upon, the impact is not great enough to completely obstruct any vistas. On completion of the site inspection, the objectors agreed that the development is of an acceptable impact.

Accordingly, the objection received is not discussed elsewhere in this report as it has been adequately resolved / explained.

## MEDIATION

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

## REFERRALS

| Internal Referral Body         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Officer              | No objections subject to conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| NECC (Development Engineering) | <p><u>Updated Development Engineering Referral</u></p> <p>Development Engineer has no objections to the application subject to conditions which can be found in the recommendations of this report.</p> <p><u>Previous Development Engineering Referral</u></p> <p>The applicant proposed to remove the existing building and build a new two storey dwelling and carport.</p> <p>The proposed impervious area is approximately 310m<sup>2</sup> which is about 61 % of the total site area.</p> <p>As such, On site stormwater detention system (OSD) is required in accordance with Council's " Warringah Council: On site Stormwater Detention Technical Specification"</p> <p>However, there is no OSD related design has been submitted with the application.</p> <p>In this regard, Development Engineer can not support the application.</p> |

| External Referral Body | Comments                                                                                                                                                                                                    |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ausgrid: (SEPP Infra.) | <i>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.</i> |

## 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. 864139S dated 26 September 2017).

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

| <b>Commitment</b>      | <b>Required Target</b> | <b>Proposed</b> |
|------------------------|------------------------|-----------------|
| <b>Water</b>           | 40                     | 45              |
| <b>Thermal Comfort</b> | Pass                   | Pass            |
| <b>Energy</b>          | 50                     | 50              |

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

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

#### Ausgrid

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

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

Comment:

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

## Warringah Local Environmental Plan 2011

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

### Principal Development Standards

| Standard             | Requirement | Proposed | Complies |
|----------------------|-------------|----------|----------|
| Height of Buildings: | 8.5m        | 7.3m     | Yes      |

### Compliance Assessment

| Clause                          | Compliance with Requirements |
|---------------------------------|------------------------------|
| 2.7 Demolition requires consent | Yes                          |
| 4.3 Height of buildings         | Yes                          |
| 6.2 Earthworks                  | Yes                          |
| 6.4 Development on sloping land | Yes                          |

## Warringah Development Control Plan

### Built Form Controls

| Built Form Control                                       | Requirement  | Proposed                                                    | % Variation* | Complies |
|----------------------------------------------------------|--------------|-------------------------------------------------------------|--------------|----------|
| B1 Wall height                                           | 7.2m         | 5.7m                                                        | -            | Yes      |
| B3 Side Boundary Envelope                                | North - 4.0m | Encroachment at a height of 0.3m and for a length of 10.65m | 7.5%         | No       |
|                                                          | South - 4.0m | Encroachment at a height of 0.3m and for a length of 16.3m  | 7.5%         | No       |
| B5 Side Boundary Setbacks                                | North - 0.9m | Dwelling - 1.1m                                             | -            | Yes      |
|                                                          |              | Carport - 0.95m                                             | -            | Yes      |
|                                                          | South - 0.9m | 1.2m                                                        | -            | Yes      |
| B7 Front Boundary Setbacks - <i>Plateau Road</i>         | 6.5m         | Dwelling - 6.5m                                             | -            | Yes      |
|                                                          |              | Balcony - 5.3m                                              | 18.5%        | No       |
| B7 Secondary Front Boundary Setbacks - <i>David Road</i> | 3.5m         | Dwelling - 15.9m                                            | -            | Yes      |
|                                                          |              | Carport - 3.0m                                              | 14.3%        | No       |



|                                                     |     |                            |        |     |
|-----------------------------------------------------|-----|----------------------------|--------|-----|
|                                                     |     |                            | (0.5m) |     |
| D1 Landscaped Open Space (LOS) and Bushland Setting | 40% | 40.2% (205m <sup>2</sup> ) | -      | Yes |

#### Compliance Assessment

| Clause                                                                 | Compliance with Requirements | Consistency Aims/Objectives |
|------------------------------------------------------------------------|------------------------------|-----------------------------|
| A.5 Objectives                                                         | Yes                          | Yes                         |
| B1 Wall Heights                                                        | Yes                          | Yes                         |
| B3 Side Boundary Envelope                                              | No                           | Yes                         |
| B5 Side Boundary Setbacks                                              | Yes                          | Yes                         |
| B7 Front Boundary Setbacks                                             | No                           | Yes                         |
| C2 Traffic, Access and Safety                                          | Yes                          | Yes                         |
| C3 Parking Facilities                                                  | Yes                          | Yes                         |
| C4 Stormwater                                                          | Yes                          | Yes                         |
| C5 Erosion and Sedimentation                                           | Yes                          | Yes                         |
| C6 Building over or adjacent to Constructed Council Drainage Easements | Yes                          | Yes                         |
| C7 Excavation and Landfill                                             | Yes                          | Yes                         |
| C8 Demolition and Construction                                         | Yes                          | Yes                         |
| C9 Waste Management                                                    | Yes                          | Yes                         |
| D1 Landscaped Open Space and Bushland Setting                          | Yes                          | Yes                         |
| D2 Private Open Space                                                  | Yes                          | Yes                         |
| D3 Noise                                                               | Yes                          | Yes                         |
| D6 Access to Sunlight                                                  | Yes                          | Yes                         |
| D7 Views                                                               | Yes                          | Yes                         |
| D8 Privacy                                                             | Yes                          | Yes                         |
| D9 Building Bulk                                                       | Yes                          | Yes                         |
| D10 Building Colours and Materials                                     | Yes                          | Yes                         |
| D11 Roofs                                                              | Yes                          | Yes                         |
| D12 Glare and Reflection                                               | Yes                          | Yes                         |
| D14 Site Facilities                                                    | Yes                          | Yes                         |
| D20 Safety and Security                                                | Yes                          | Yes                         |
| D21 Provision and Location of Utility Services                         | Yes                          | Yes                         |
| D22 Conservation of Energy and Water                                   | Yes                          | Yes                         |
| E1 Preservation of Trees or Bushland Vegetation                        | Yes                          | Yes                         |
| E2 Prescribed Vegetation                                               | Yes                          | Yes                         |
| E6 Retaining unique environmental features                             | Yes                          | Yes                         |
| E10 Landslip Risk                                                      | Yes                          | Yes                         |

#### Detailed Assessment

### B3 Side Boundary Envelope

The development proposed encroaches the side boundary envelope on both the northern and southern elevation by 300mm equating to a variation of 7.5% to the control requirements. An assessment of the encroachment against the objectives of the control follows:

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

Comment: The encroachments are not of an extent that would significantly contribute to any unreasonable bulk and scale. The setbacks and form of the proposal is generally consistent with the streetscape.

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

Comment: The envelope non-compliance does not give rise to any adverse amenity impacts given that the proposal incorporates adequate spatial separation, highlight windows and is beneath the maximum Height of Buildings permitted.

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

Comment: The dwelling reasonably responds to the topography of the site.

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

### B7 Front Boundary Setbacks

The development site benefits from a dual street frontage to Plateau Road to the east and David Road to the west. Accordingly, the site does not have any rear boundary and is subject to a *secondary frontage* control which requires a 3.5m setback from the David Road frontage, and a 6.5m setback from the Plateau Road frontage.

The proposed development encroaches these setbacks as follows:

#### Plateau Road

First floor balcony - 5.3m setback equating to a 18.5% variation to the 6.5m requirement

#### David Road

Carport - 3.0m setback equating to a 14.3% variation to the 3.5m requirement

Additionally, the plans detail a swimming pool on the David Road frontage, however it is not for consideration in this application.

An assessment of the proposal against the control objectives follows:

- ***To create a sense of openness.***

Comment: The two non-compliances are not considered to detract from a sense of openness given that they are both open structures in themselves (being a carport and a balcony). Additionally, the setbacks proposed are consistent with the general streetscape character and therefore satisfy this objective.

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

Comment: The surrounding streetscape and particularly those dwelling between Plateau Road and David Road provide an eclectic mix of architecture with varying forms and structures appearing in the front setback areas. Accordingly, the proposed minor variations sought are not of a magnitude that would change the visual continuity of the streetscape nor warrant the refusal of the application. The proposal therefore satisfies this objective.

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

Comment: The proposal as a whole will enhance the streetscape character of the area by replacing an older dwelling house with a modern architecturally designed dwelling.

- ***To achieve reasonable view sharing.***

Comment: View sharing is discussed in detail under Part D7 of this report.

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

## **D7 Views**

It is not considered that the development proposed will result in any adverse, unreasonable nor detrimental view loss of the distant vistas presently enjoyed from surrounding properties and is therefore assessed as being acceptable in regards to Part D7 of the WDCP 2011.

## **THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES**

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

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

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

## **POLICY CONTROLS**

## Warringah Section 94A Development Contribution Plan

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

The following monetary contributions are applicable:

| Warringah Section 94 Development Contributions Plan          |           |          |
|--------------------------------------------------------------|-----------|----------|
| Contribution based on a total development cost of \$ 647,755 |           |          |
| Contributions                                                | Levy Rate | Payable  |
| Total Section 94A Levy                                       | 0.95%     | \$ 6,154 |
| Section 94A Planning and Administration                      | 0.05%     | \$ 324   |
| Total                                                        | 1%        | \$ 6,478 |

## CONCLUSION

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

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

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

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

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

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

## RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2017/1149 for Demolition Works and construction of dwelling house on land at Lot 27 DP 11593, 52 Plateau Road, COLLAROY 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

| <b>Architectural Plans - Endorsed with Council's stamp</b> |                 |                              |
|------------------------------------------------------------|-----------------|------------------------------|
| <b>Drawing No.</b>                                         | <b>Dated</b>    | <b>Prepared By</b>           |
| Sheet 5/16 Issue E                                         | 15 January 2018 | Accurate Design and Drafting |
| Sheet 8/16 Issue E                                         | 15 January 2018 | Accurate Design and Drafting |
| Sheet 9/16 Issue E                                         | 15 January 2018 | Accurate Design and Drafting |
| Sheet 10/16 Issue E                                        | 15 January 2018 | Accurate Design and Drafting |
| Sheet 11/16 Issue E                                        | 15 January 2018 | Accurate Design and Drafting |
| Sheet 12/16 Issue E                                        | 15 January 2018 | Accurate Design and Drafting |

| <b>Reports / Documentation – All recommendations and requirements contained within:</b> |                   |                       |
|-----------------------------------------------------------------------------------------|-------------------|-----------------------|
| <b>Report No. / Page No. / Section No.</b>                                              | <b>Dated</b>      | <b>Prepared By</b>    |
| BASIX Certificate No. 864139 S                                                          | 26 September 2017 | Abeaut Design Pty Ltd |
| Preliminary Landslip Assessment - AWG47038                                              | 15 November 2017  | AW Geotechnical       |

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

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

| <b>Landscape Plans</b> |                |                    |
|------------------------|----------------|--------------------|
| <b>Drawing No.</b>     | <b>Dated</b>   | <b>Prepared By</b> |
| L01 Issue B            | 9 October 2017 | Pod Landscapes     |
| L02 Issue B            | 9 October 2017 |                    |

| Waste Management Plan |                  |             |
|-----------------------|------------------|-------------|
| Report Title          | Dated            | Prepared By |
| Waste Management Plan | 14 November 2017 | K. Palmer   |

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. **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)

### 3. **Prescribed Conditions**

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

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

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

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

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

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
  - (i) protect and support the adjoining premises from possible damage from the excavation, and
  - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
  - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of

intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

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

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

Reason: Legislative Requirement (DACPLB09)

4. **General requirements (Demolition):**

(a) Unless authorised by Council:

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 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)

## 5. 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

### 6. Policy Controls

Northern Beaches Council Section 94A Development Contribution Plan

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

The following monetary contributions are applicable:

|                                                 |  |
|-------------------------------------------------|--|
| Northern Beaches Council Section 94 Development |  |
|-------------------------------------------------|--|

|                                                                 |                  |                |
|-----------------------------------------------------------------|------------------|----------------|
| Contributions Plan                                              |                  |                |
| Contribution based on a total development cost of \$ 647,755.00 |                  |                |
| <b>Contributions</b>                                            | <b>Levy Rate</b> | <b>Payable</b> |
| Total Section 94A Levy                                          | 0.95%            | \$ 6,153.67    |
| Section 94A Planning and Administration                         | 0.05%            | \$ 323.88      |
| Total                                                           | 1%               | \$ 6,477.55    |

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

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

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

## 7. **Security Bond**

A bond (determined from cost of works) of \$2,000 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

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

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

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

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

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

### 8. **On-site Stormwater Detention Compliance Certification**

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by VNK Consulting Pty Ltd, Ref No. 291017-01 dated 17/01/2018.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the

issue of the Construction Certificate.

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

9. **Vehicle Crossings Application Formwork Inspection**

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

Council's approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property. (DACENC12)

10. **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)

11. **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)

12. **External Finishes to Roof**

The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

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

13. **Sewer / Water Quickcheck**

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

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



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

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

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### 14. Tree protection

- (a) Existing trees which must be retained
  - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining land
- (b) Tree protection
  - i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
  - ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
  - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
  - iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
  - v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

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

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

### 15. Vehicle Crossings

The provision of a vehicle crossing 3 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/3 NL and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

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

Reason: To facilitate suitable vehicular access to private property. (DACENE05)

### 16. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)



**17. Waste Management During Development**

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

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

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

**18. Installation and Maintenance of Sediment Control**

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Council's Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

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

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.

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

**19. Authorisation of Legal Documentation Required for On-site Stormwater Detention**

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

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

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

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

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

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

Reason: To identify encumbrances on land. (DACENF02)

**21. Reinstatement of Kerb**

All redundant laybacks and vehicular crossings shall be reinstated to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces. (DACENF03)

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

A restriction as to user shall be created on the title over the on-site stormwater detention

system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Northern Beaches Council), 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 modification to the on-site stormwater detention structure is not carried without Council's approval. (DACENF04)

**23. 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)

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

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

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

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

**25. Required Planting**

Trees shall be planted in accordance with the following schedule:

| No. of Trees Required. | Species                                                                    | Location            | Minimum Pot Size |
|------------------------|----------------------------------------------------------------------------|---------------------|------------------|
| 2                      | Tree species capable of attaining a minimum height of 4 metres at maturity | Grounds of property | 200mm            |

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

Reason: To maintain environmental amenity. (DACLAF01)

26. **Removal of All Temporary Structures/Material and Construction Rubbish**

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.

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 bushland management. (DACPLF01)

27. **Waste Management Confirmation**

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

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

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

**Signed**



**Adam Mitchell, Planner**

The application is determined under the delegated authority of:



**Rodney Piggott, Manager Development Assessments**

**ATTACHMENT A**

| Notification Plan                                                                             | Title                | Date       |
|-----------------------------------------------------------------------------------------------|----------------------|------------|
|  2017/482908 | Plans - Notification | 28/11/2017 |

**ATTACHMENT B**

| Notification Document                                                                         | Title            | Date       |
|-----------------------------------------------------------------------------------------------|------------------|------------|
|  2017/485082 | Notification Map | 29/11/2017 |

## ATTACHMENT C

| Reference Number                                                                                | Document                                                                                       | Date       |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------|
|  2017/482932   | Report - Soil                                                                                  | 26/06/2017 |
|  2017/482900   | Plans - Survey                                                                                 | 26/06/2017 |
|  2017/482896   | Builders Quote - Tender                                                                        | 12/09/2017 |
|  2017/482938   | Plans - Stormwater                                                                             | 01/11/2017 |
|  2017/482877   | Cost Summary Report                                                                            | 14/11/2017 |
|  2017/482876   | On-site Stormwater Detention Checklist                                                         | 14/11/2017 |
|  2017/482934   | Report - Waste Management                                                                      | 14/11/2017 |
|  2017/482924   | Report - BASIX Certificate                                                                     | 14/11/2017 |
|  2017/482928   | Report - Assessment Landslip                                                                   | 15/11/2017 |
|  2017/482941   | Plans - Landscaping                                                                            | 21/11/2017 |
|  2017/482937   | Plans - Certificate of Shadow Diagrams with Plans                                              | 23/11/2017 |
|  2017/482969   | Plans - Master Set                                                                             | 23/11/2017 |
|  2017/482964   | Plans - External                                                                               | 23/11/2017 |
|  2017/482967  | Plans - Internal                                                                               | 23/11/2017 |
|  2017/482874 | Owners Consent                                                                                 | 23/11/2017 |
|  2017/482898 | Letter - Cover                                                                                 | 23/11/2017 |
|  2017/482914 | Report - Statement of Environmental Effects - REV A                                            | 23/11/2017 |
|  DA2017/1149 | 52 Plateau Road COLLAROY PLATEAU NSW 2097 - Development Application - New                      | 27/11/2017 |
|  2017/479621 | DA Acknowledgement Letter - Icon Homes                                                         | 27/11/2017 |
|  2017/482846 | Development Application Form                                                                   | 28/11/2017 |
|  2017/482848 | Applicant Details                                                                              | 28/11/2017 |
|  2017/482908 | Plans - Notification                                                                           | 28/11/2017 |
|  2017/484900 | ARP Notification Map                                                                           | 29/11/2017 |
|  2017/485082 | Notification Map                                                                               | 29/11/2017 |
|  2017/485252 | Notification Letter - 14                                                                       | 29/11/2017 |
|  2017/485258 | DA Acknowledgement Letter (not integrated) - Icon Homes                                        | 29/11/2017 |
|  2017/511581 | Engineering Referral Response                                                                  | 09/12/2017 |
|  2017/523319 | Submission - Smith & Oehlers                                                                   | 14/12/2017 |
|  2017/526178 | Submission - Smith & Oehlers                                                                   | 18/12/2017 |
|  2017/526605 | Submission Acknowledgement Letter - Dominic Paul Oehlers & Suzanne Maree Smith - SA2017/526178 | 18/12/2017 |
|  2017/540204 | Landscape Referral Response                                                                    | 27/12/2017 |
|  2018/005876 | Request for Withdrawal of Development Application - Icon Homes                                 | 04/01/2018 |
|  2018/070050 | Amended Statement of Environmental Effects                                                     | 22/01/2018 |

|                                                                                   |             |                               |            |
|-----------------------------------------------------------------------------------|-------------|-------------------------------|------------|
|  | 2018/070053 | Amended Master Set            | 22/01/2018 |
|  | 2018/070057 | Amended Survey                | 22/01/2018 |
|  | 2018/070059 | Amended Stormwater Plan       | 22/01/2018 |
|  | 2018/137738 | Engineering Referral Response | 27/02/2018 |