

REPORT TO APPLICATION DETERMINATION PANEL

Meeting held on 14 February 2013

1 Loch Street Freshwater - Alterations and additions to a dwelling house and construction of a secondary dwelling

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2012/1275
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Responsible Officer	David Auster
Land to be developed (Address):	Lot A DP 345647 , 1 Loch Street FRESHWATER NSW 2096
Proposed Development:	Alterations and additions to a dwelling house and construction of a secondary dwelling
Zoning:	LEP - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council Application Determination Panel
Land and Environment Court Action:	No
Owner:	John Arthur Airey
Applicant:	John Arthur Airey

Application lodged:	30/10/2012
Application Type	Local
State Reporting Category	Residential - Alterations and additions
Notified:	13/11/2012 to 28/11/2012
Advertised	Not Advertised in accordance with A.7 of WDCP
Submissions	5

Estimated Cost of Works:	\$ 130,000
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ASSESSMENT INTRODUCTION

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

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

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

SUMMARY OF ASSESSMENT ISSUES

Warringah Local Environmental Plan 2011 - Zone R2 Low Density Residential
 Warringah Development Control Plan - B9 Rear Boundary Setbacks
 Warringah Development Control Plan - C3 Parking Facilities
 Warringah Development Control Plan - C4 Stormwater
 Warringah Development Control Plan - D1 Landscaped Open Space and Bushland Setting
 Warringah Development Control Plan - D6 Access to Sunlight
 Warringah Development Control Plan - D7 Views
 Warringah Development Control Plan - D8 Privacy
 Warringah Development Control Plan - E6 Retaining unique environmental features
 Warringah Development Control Plan - E10 Landslip Risk

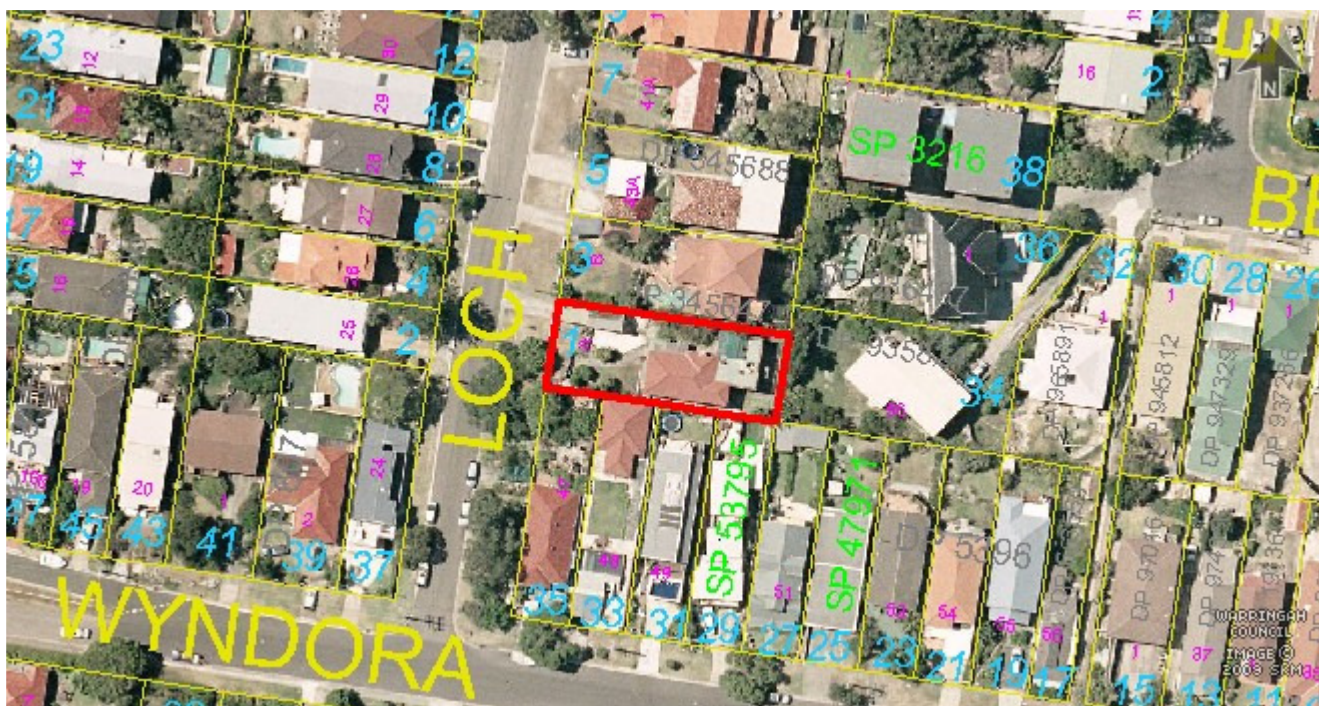
RECOMMENDATION

Approval

SITE DESCRIPTION

Property Description:	Lot A DP 345647 , 1 Loch Street FRESHWATER NSW 2096
Detailed Site Description:	The subject site consists of one (1) allotment located on the eastern side of Loch Street. The site is legally known as Lot A in DP 345647, No. 1 Loch Street, Freshwater. The site is regular in shape with a frontage of 15.09m along Loch Street and a depth of 40.235m. The site has a surveyed area of 607.1m². The site is located within the R2 low density residential zone and accommodates an existing single dwelling with detached garage and carport. The existing dwelling is generally single storey, but has an existing rear roof top terrace/balcony with a pergola. Surrounding development consists of one and two storey dwellings. The site slopes down from front to rear and also has a crossfall from north to south, particularly at the front of the property.

Map:



SITE HISTORY

The site has a long history of residential use with no other land uses recorded. The position of the existing pergola on the roof top terrace was approved by Council on 11/12/1990 (Plan No 2666/90).

PROPOSED DEVELOPMENT IN DETAIL

The proposal involves the construction of a new two storey secondary dwelling attached to the existing garage in the north west corner of the site. The existing pergola on the rear roof top terrace is also proposed to be replaced with a new larger pergola, and two new privacy screens to be constructed on the northern and southern sides of the roof top terrace.

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 A.

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 (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)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment	<u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of

Section 79C 'Matters for Consideration'	Comments
Regulation 2000 (EP&A Regulation 2000)	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. <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. <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 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	(i) 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. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) 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	The site is considered suitable for the proposed

Section 79C 'Matters for Consideration'	Comments
site for the development	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 Warringah Development Control Plan.

As a result of the public exhibition process council is in receipt of 5 submission/s from:

Name:	Address:
Ms Sandra Vanessa Walsh	34 Beach Street CURL CURL NSW 2096
Graham Frederick Matthew Rigoni Julie Clare Rigoni	27 Wyndora Avenue FRESHWATER NSW 2096
Mr Anthony Mete	17B Albert Street FRESHWATER NSW 2096
Mr Victor Edward Harvey Mrs Constance Harvey	6 Loch Street FRESHWATER NSW 2096
Michael James Briody	2 / 29 Wyndora Avenue FRESHWATER NSW 2096

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

- Privacy
- Rear setback non-compliance of pergola and resulting bulk and scale/privacy impacts
- Dual occupancy development - size of block and north side setback
- Stormwater

The matters raised within the submissions are addressed as follows:

- Privacy
Comment: This issue is discussed in detail under D8 Privacy, and under B9 Rear Boundary Setbacks in this report. In summary the proposal will maintain a reasonable level of privacy subject to conditions of consent.
- Rear setback non-compliance of pergola and resulting bulk and scale/privacy impacts
Comment: This issue is discussed in detail under B9 Rear Boundary Setbacks in this report. In summary the non-compliance will not cause any unreasonable impacts on the locality and is

supported in this particular circumstance.

- Dual occupancy development - size of block and north side setback
Comment: One submission raised concern that the proposal was a dual occupancy development, and that the site was too small to accommodate such development. The submission also raised concern with the location of the secondary dwelling adjacent to the northern boundary. As discussed under State Environmental Planning Policy (Affordable Rental Housing) (SEPP ARH) in this report, the proposal qualifies as a 'Secondary Dwelling' (as opposed to a 'Dual Occupancy'), and as such is permissible on site. The site is over 450sqm in area and the application cannot therefore be refused by Council on the grounds of site area. The proposed secondary dwelling is near the northern side of the site, but complies with the side boundary setback and side boundary envelope controls. The proposed location near the northern side boundary is not considered to result in any unreasonable impacts on the neighbouring properties, or the locality in general.
- Stormwater
Comment: One of the submissions raised concerns with stormwater run-off from the property. The application was referred to Council's Development Engineers who were satisfied with the proposal subject to conditions. One of these conditions is for the property to either connect to an approved drainage system, or to ensure stormwater is disposed of in accordance with Council's policy *Stormwater Drainage: From Low Level Properties*. Subject to this condition, the issue is considered to be satisfied.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	Comments: The proposal involves construction of a secondary dwelling in a residential area and a review has been undertaken for general Building Code of Australia (BCA) and Access issues. The Building is Classified / assessed as being a Class 1a, under the provisions of the National Construction Code - BCA. It is considered that the proposed building is satisfactory subject to standard conditions being applied to any consent issued so as to ensure compliance.
Development Engineers	Development Engineers have reviewed the proposal and raise no objections to the proposal subject to the following conditions.
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 recorded. 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 continued residential land use.

SEPP (Affordable Rental Housing) 2009

State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH) aims to provide new affordable rental housing and retain and mitigate any loss of existing affordable rental housing by providing a consistent planning regime. Specifically, SEPP ARH provides for new affordable rental housing by offering incentives such as expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards.

Division 2: Secondary dwellings

Clause 19: Definition

Development for the purposes of a secondary dwelling includes the following:

- (a) the erection of, or alterations or additions to, a secondary dwelling,
- (b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

Note: The standard instrument defines secondary dwelling as follows:

"secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and*
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and*
- (c) is located within, or is attached to, or is separate from, the principal dwelling."*

Comment:

The proposed use is defined under WLEP 2011 as a secondary dwelling.

Clause 20: Land to which this Division applies:

Requirement	Comment
This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones, but <i>only if</i> development for the purposes of a dwelling house is permissible on the land:	
(a) Zone R1 General Residential, or (b) Zone R2 Low Density Residential, or (c) Zone R3 Medium Density Residential, or (d) Zone R4 High Density Residential, or (e) Zone R5 Large Lot Residential.	Consistent. The site is located within the R2 zone and, as such, the proposed use is permissible with consent under WLEP 2011.

Clause 21: Development to which this Division applies

Requirement	Comment
This Division applies to development, on land to which this Division applies, for the purposes of a secondary dwelling.	Consistent. The development involves the construction of a secondary dwelling, as defined by the Standard Instrument. Therefore, this Division applies.

Clause 22: Development may be carried out with consent

Development to which this Division applies may be carried out with consent.

Requirement	Comment
(2) A consent authority must not consent to development to which this Division applies if there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.	Consistent. If this application is approved only the existing single dwelling and the proposed new secondary dwelling will be on the site. Council is therefore able to approve the application subject to assessment against all relevant controls.
(3) A consent authority must not consent to development to which this Division applies unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and (b) the total floor area of the secondary dwelling is no more than 60m ² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.	Consistent. The proposed floor area of the new secondary dwelling is 55.8sqm and therefore complies with this control. There is no other applicable planning instrument limiting floor area on the land.
(4) A consent authority must not refuse consent to development to which this Division applies on either of the following grounds: (a) site area if: (i) the secondary dwelling is located within, or is attached to, the principal dwelling, or	Consistent. No additional parking is proposed. The proposed secondary dwelling is detached from the existing dwelling, however the site area is 607.1sqm and therefore satisfies the area requirements. The application cannot therefore be refused by Council on these grounds.

(ii) the site area is at least 450 square metres.

(b) parking if no additional parking is to be provided on the site.

Note: A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (4).

Clause 24: No subdivision

Requirement	Comment
A consent authority must not consent to a development application that would result in any subdivision of a lot on which development for the purposes of a secondary dwelling has been carried out under this Division.	Consistent. This application does not propose any subdivision of the existing allotment.

Conclusion

The proposed secondary dwelling is consistent with all relevant requirements under SEPP (ARH).

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. A111686). A condition has been included in the recommendation of this report requiring compliance with the commitments indicated in the BASIX Certificate.

SEPP (Infrastructure) 2007

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 Environment 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	% Variation	Complies
Minimum subdivision lot size:	N/A	N/A	N/A	N/A
Height of Buildings:	8.5m	7.4m	N/A	Yes
Rural Subdivision:	N/A	N/A	N/A	N/A
No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	N/A	N/A	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Land Use Table	Yes
Part 4 Principal development standards	Yes
4.3 Height of buildings	Yes
5.8 Conversion of fire alarms	Yes
Part 6 Additional Local Provisions	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Detailed Assessment

Zone R2 Low Density Residential

The secondary dwelling is permissible under SEPP Affordable Rental Housing.

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B1 Wall height	7.2m	7.1m	N/A	Yes
B2 Number of storeys	N/A	N/A	N/A	N/A
B3 Side Boundary Envelope	5m	No breach	N/A	Yes
B4 Site Coverage	N/A	N/A	N/A	N/A
B5 Side Boundary Setbacks	0.9m	New works - Secondary dwelling north: 900mm South: 7.24m Pergola north: 5.46m Privacy screen north: 1.92m Pergola south: 6.36m Privacy screen south: 4.31m	N/A	Yes Yes Yes Yes Yes Yes
B7 Front Boundary Setbacks	6.5m	New Works - Secondary dwelling 7.53m	N/A	Yes
B9 Rear Boundary Setbacks	6m	New Works - Pergola: 4.2m Privacy screen north: 7.2m Privacy screen south: 4.92m	30% N/A 24.31%	No Yes No
B11 Foreshore Building Setback	N/A	N/A	N/A	N/A

B12 National Parks Setback	N/A	N/A	N/A	N/A
B13 Coastal Cliffs Setback	N/A	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A	N/A
B15 Minimum Floor to Ceiling Height	N/A	N/A	N/A	N/A
D1 Landscaped Open Space (LOS) and Bushland Setting	40%	Existing 31.27% (189.85sqm) Proposed 26.52% (161.04sqm)	33.7%	No (conditioned to 31.27%, same as existing)

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

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part A Introduction	Yes	Yes
A.5 Objectives	Yes	Yes
Part B Built Form Controls	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
Front Boundary Setbacks - R2	Yes	Yes
R2 - All other land in R2 Zone	Yes	Yes
B9 Rear Boundary Setbacks	No	Yes
Rear Boundary Setbacks - R2	No	Yes
All other land under R2	No	Yes
Part C Siting Factors	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Residential accommodation - one or two dwellings	Yes	Yes
Part D Design	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	No	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D5 Orientation and Energy Efficiency	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
Part E The Natural Environment	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B9 Rear Boundary Setbacks

Description of non-compliance

The new pergola will be 4.2m from the rear boundary, a non-compliance of 1.8m. The proposed southern privacy screen will also be located 4.92m from the rear boundary.

Merit consideration:

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

- *To ensure opportunities for deep soil landscape areas are maintained.*

Comment:

The non-compliant elements are to be built upon the existing deck, and will not affect the ability of the site to provide for deep soil landscape areas.

- *To create a sense of openness in rear yards.*

Comment:

The pergola and privacy screen are to be built upon the existing deck. The proposed structures

are open and will not protrude further into the rear setback than the existing building. Given their location and minimal nature they will not significantly, or unreasonably detract from the sense of openness in the rear yard.

- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*

Comment:

Submissions were received from neighbours relating to privacy concerns. The first issue raised was that the increase in size of the pergola (compared to the existing pergola) would make more usable area on the deck and therefore increase the privacy impacts. However the non-compliant element of the pergola only covers the spiral staircase leading up to the deck. The pergola will provide weather protection to the staircase and lower deck. The actual shaded area on the deck where occupants may be more likely to sit or stand is to the western side of the deck, and will not significantly or unreasonably increase any privacy impacts compared to what currently exists.

There are currently no privacy screens on the existing deck. The submissions requested that the proposed privacy screen be extended up to the eastern (rear) edge of the deck, and also extended along the eastern edge. Given that there are no existing privacy screens on the deck the proposal will dramatically improve the existing privacy situation. It is unreasonable to require the privacy screen to be extended even further, particularly when this would increase non-compliance with the rear setback, and start to create the sense of a walled in structure above the deck and within the rear setback. However, during the site visit the existing balustrading surrounding the deck was observed to be non-compliant with the Building Code of Australia (BCA). A condition is therefore recommended requiring the existing balustrade to be upgraded to comply with the BCA, and as part of this condition the southern balustrade will be required to be non-transparent or slatted similar to a privacy screen. This will increase the privacy to the southern neighbours without creating a walled in type structure.

The submission from the neighbour to the rear (34 Beach St) raised concern with the towering effect of the pergola within the rear setback. Given the slope of the land, the pergola will be significantly higher than the neighbour to the east. The pergola does not however extend across the whole deck, but just covers the stairwell and a portion of the western side of the deck. It is well within the height and envelope controls, and is an open structure, not creating a solid bulk within the rear setback. The shadow diagrams provided indicate a reasonable level of solar access will be maintained to all neighbours. Given these factors the pergola will not create an unreasonable impact on the amenity of the neighbouring properties.

- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*

Comment:

The existing rear garden and landscape elements will not be affected by the non-compliant pergola and privacy screen. The buildings to the north (numbers 3 and 5 Loch St) are on a similar rear alignment to the subject site. It is noted the subject site southern side boundary forms the rear boundaries of neighbouring properties on Wyndora Avenue. The proposed alignment of the new pergola will not be dissimilar to the existing pattern of the buildings to the north, and will not protrude any further into the rear setback than the existing building. The proposal will generally maintain the existing visual continuity and pattern of buildings in the immediate area.

- *To provide opportunities to maintain privacy between dwellings.*

Comment:

As discussed above the proposal will improve the existing situation with regard to privacy by constructing privacy screens on the northern and southern elevations. Additionally, a condition requiring the southern balustrade to be non-transparent provides an opportunity to further increase privacy to adjoining properties.

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.

C3 Parking Facilities

No change to parking is proposed. As discussed under SEPP ARH in this report parking cannot be used as a basis for refusal.

C4 Stormwater

Council's Development Engineers have provided conditions requiring stormwater to be disposed of in accordance with Council's adopted policy *Stormwater Drainage: From Low Level Properties*. Subject to this condition, the proposal is satisfactory with regard to stormwater.

D1 Landscaped Open Space and Bushland Setting

Description of non-compliance

The proposal will reduce the existing landscaped open space from 31.27% (189.85sqm) to 26.52% (161.04sqm). The proposal therefore reduces the already non-compliant landscaped open space by a further 28.81sqm. As the existing development is below the 40% landscaped open space required by the control a condition is recommended requiring a further 28.81sqm of hard surface area to be removed and replaced by soft landscaping. This will be achievable by removing more of the existing paving in the rear or front yard. Subject to this condition a merit consideration has been carried out below.

Merit consideration

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

- *To enable planting to maintain and enhance the streetscape.*

Comment:

The proposed works are behind the required 6.5m front building setback and will not prevent future planting to maintain and enhance the streetscape. A condition will be included to ensure some native planting is included within the proposed development.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment:

The proposal will not impact on any significant indigenous vegetation, topographical features or habitat for wildlife.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment:

The recommended condition to remove further paving/hard surface area will maintain the status quo on site, and allow for further planting in either the front or rear setback areas. These areas will be deep soil areas which allow for low, medium and high level vegetation.

- *To enhance privacy between buildings.*

Comment:

As discussed under D8 *Privacy* in this report, the proposal will maintain privacy to a reasonable level. The recommended condition to remove further paving and maintain the existing landscaped area on site will enable future planting to enhance privacy between dwellings and private open spaces.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment:

The proposal will accommodate outdoor recreation opportunities for the occupants. The removal of further paving in the front or rear yard areas and replacement by soft landscaped areas will not restrict the ability of the site to provide outdoor recreation opportunities.

- *To provide space for service functions, including clothes drying.*

Comment:

Space for service functions will remain. The clothes line is shown on the plans in the south eastern corner of the site.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment:

Subject to the condition to remove further paving, the proposal will maintain the existing amount of soft surface area, allowing for infiltration of stormwater. Furthermore Council's Development Engineers have recommended a condition requiring stormwater to be disposed of in accordance with Council's adopted policy *Stormwater Drainage: From Low Level Properties*.

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.

D6 Access to Sunlight

The shadow diagrams provided with the application indicate compliance. The new secondary dwelling will overshadow some of the private open space of No. 35 Wyndora Avenue at 9am, but by 12pm will not have any impact. A very small amount of overshadowing of No. 33 Wyndora Ave will take place at 12pm, however this will be onto the wall of the existing planter. The new pergola creates no new overshadowing of neighbours at 9am. By 12pm there will be a small amount of new overshadowing of the private open space of No. 29 Wyndora Avenue, and some new overshadowing of Nos. 27 and 25 Wyndora Avenue by 3pm.

D7 Views

No objections were received in regard to view loss. The site inspection did not reveal any views which would be unreasonably impacted upon by the proposal.

D8 Privacy

Objections were received in relation to privacy. However the proposal is not considered to have an unreasonable impact on the privacy of neighbours. Some of the objections related to the existing rear deck and requested that the proposed new privacy screens be extended all the way to the eastern edge of the deck and returned along the eastern edge. This is not considered to be a reasonable request. The proposal will increase privacy from the deck by constructing privacy screens where none currently exist. To extend the privacy screens to the east would create further non-compliant bulk and scale in the rear setback area. The proposal will improve the existing privacy situation and as such is considered acceptable.

The owners of No. 33 Wyndora Avenue objected to the proposed south facing living room window of the new secondary dwelling, as it will face their rear deck. The new window is however approximately 9 - 10 metres from the rear deck and therefore allows for good spatial separation and meets the minimum requirements of this control. Additionally, there is existing planting along the southern boundary on the subject site, and a planter box surrounding the deck of No. 33 which will both help to provide further privacy. Given the spatial separation the proposal is not considered to have an unreasonable impact on the privacy of neighbouring properties.

E6 Retaining unique environmental features

The existing garage is built over a rock outcrop on the site, and the proposed secondary dwelling would also be built over this rock outcrop to the east of the garage. The outcrop is not however visible from any public area and does not form any significant part of the visual attractiveness of the area. The proposed location of the secondary dwelling is considered acceptable in this regard.

E10 Landslip Risk

The site is in Area B on the Landslip Risk Map. A preliminary geotechnical report has been provided with the application and does not identify any need for further geotechnical assessment.

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 \$ 130,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.45%	\$ 585
Section 94A Planning and Administration	0.05%	\$ 65
Total	0.5%	\$ 650

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.

The proposal has been assessed against the relevant matters for consideration under Section 79C of the EP&A Act 1979. 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 specified in S.5(a)(i) and (ii) 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 DA2012/1275 for Alterations and additions to a dwelling house and construction of a secondary dwelling on land at Lot A DP 345647, 1 Loch Street, FRESHWATER, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

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

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
1	October 2012	Michael Airey
8	October 2012	Michael Airey
9	October 2012	Michael Airey
10	October 2012	Michael Airey
11	October 2012	Michael Airey
12	October 2012	Michael Airey
13	October 2012	Michael Airey
14	October 2012	Michael Airey
15	October 2012	Michael Airey
16	October 2012	Michael Airey
17	October 2012	Michael Airey

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

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

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

2. **Prescribed Conditions**

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

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

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

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

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

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

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

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

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

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

Reason: Legislative Requirement (DACPLB09)

3. **General Requirements**

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

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

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

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

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

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

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

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

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

(i) 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.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) 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.

(k) 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.

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

FEES / CHARGES / CONTRIBUTIONS

4. **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 \$ 130,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.45%	\$ 585
Section 94A Planning and Administration	0.05%	\$ 65
Total	0.5%	\$ 650

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.

Reason: To provide for contributions in accordance with the Warringah Section 94A Development Contributions Plan 2012.

5. **Bonds**

(a) Security Bond

A bond (determined from cost of works) of \$1000 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.

Reason: To ensure adequate protection of Councils infrastructure. (DACENZ01)

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

6. Stormwater Disposal from Low Level Property

Stormwater shall be disposed of to an existing approved system or in accordance with Council's "Stormwater Drainage: From Low Level Properties Policy". Details demonstrating that the existing approved system can accommodate the additional flows or compliance with the "Stormwater Drainage: From Low Level Properties Policy" are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development. (DACENC02)

7. 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)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website

http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

8. External Finishes to Roof

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Light colours such as off white, cream, silver or light grey colours are 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 from glazing does not occur as a result of the development. (DACPLC03)

9. **Balustrade**

The balustrade on the southern edge of the roof top deck shall be of fixed panels/slats or louvre style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

Reason: In order to maintain privacy to the adjoining / nearby property. (DACPLC06)

10. **Landscaped Open Space**

A further 28.81 square metres of hard surface area is to be removed from the site, and replaced with soft landscaped area.

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

Reason: Ensure landscaped open space area is not reduced. (DACPLC07)

11. **Sewer / Water Quickcheck**

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

Please refer to the website www.sydneywater.com.au 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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

12. **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)

13. **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 Warringah Council 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. (DACPLE02)

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

14. **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person.

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

Note: The following Standards and Codes applied at the time of determination:

- (a) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 - Plumbing and drainage - Stormwater drainage
- (b) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage
- (c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development. (DACENF05)

15. **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)

16. **Required Planting**

The tree/s listed in the following schedule shall be planted in accordance with the following schedule:

No. of Trees Required	Species	Location	Pot Size
One (1)	Tree/s selected from Council's Tree Replacement Guide available at www.warringah.nsw.gov.au/environment/tree_replace_guide	On site	Minimum 25 litres

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. (DACPLFPOC1)

ATTACHMENT A

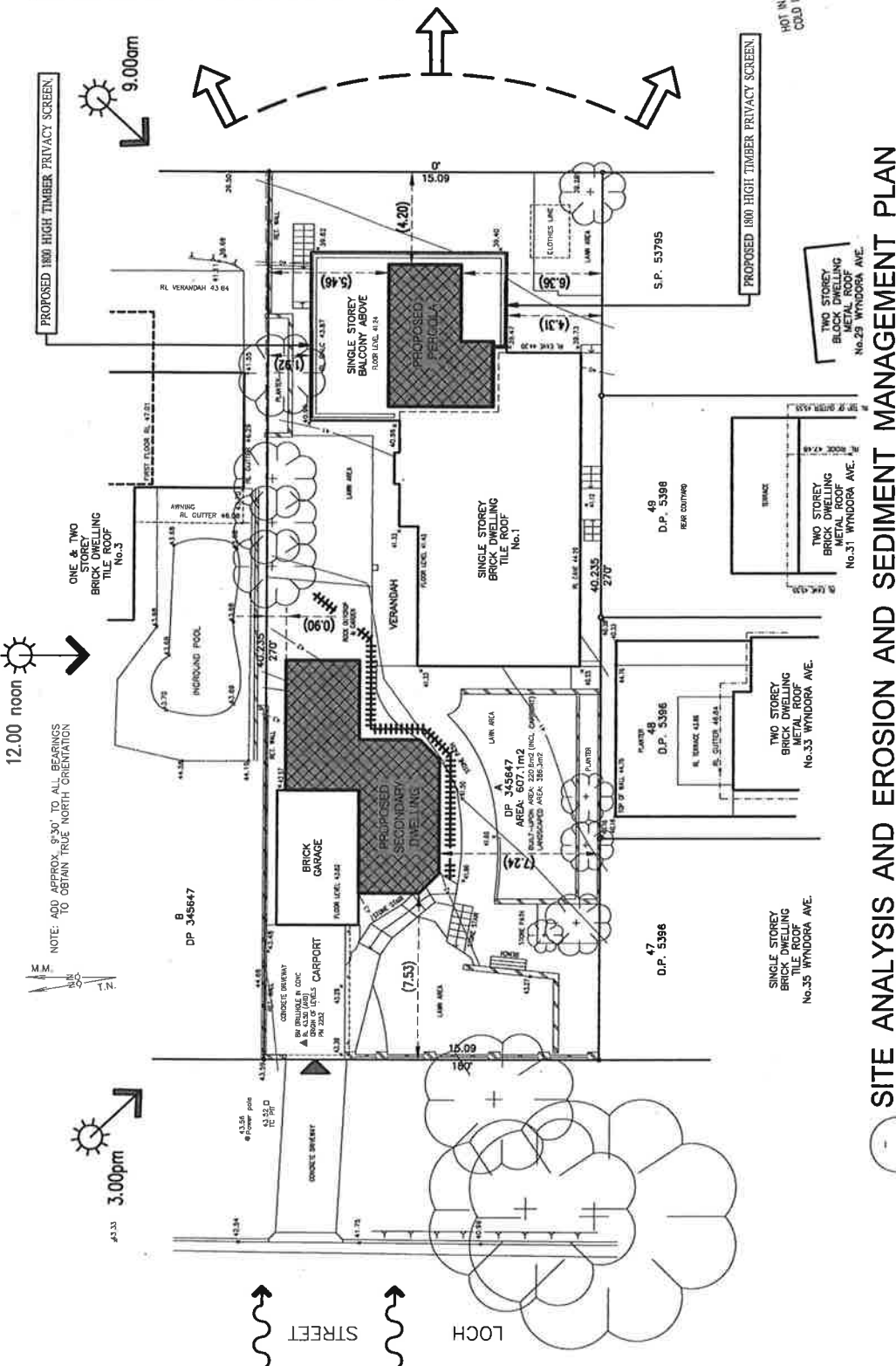
Notification Plan	Title	Date
 2012/379513	plans notification	26/10/2012

ATTACHMENT B

No notification map.

LOT A, D.P. 345647

SITE ANALYSIS		(m ²)
EXISTING SITE COVERAGE	181.16	
PROPOSED SITE COVERAGE	225.07	
EXISTING CONC. DRIVEWAY, PATHS & ETC.	117.81	
PROPOSED SECONDARY DWELLING	43.91	
PROPOSED PERGOLA	25.43	
EXISTING L.O.S.	268.52 (44.23%)	
PROPOSED L.O.S.	242.86 (40.00%)	
SITE AREA	607.14	



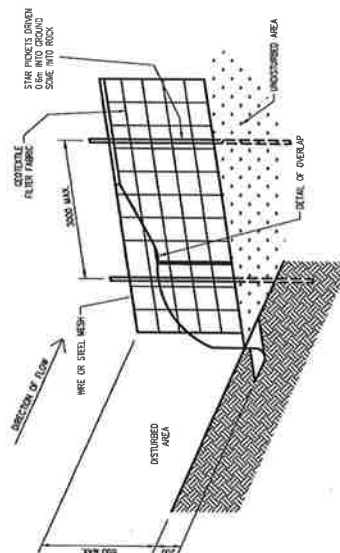
SITE ANALYSIS AND EROSION AND SEDIMENT MANAGEMENT PLAN

1:200

KEY	
	CAR ENTRY POINT
	SUN DIRECTION - 21 JUNE
	NOISE SOURCE
	OCEAN VIEWS & DISTRICT OUTLOOK
	SEDIMENT CONTROL FENCE

SEDIMENT CONTROL:

1. METAL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILE AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAIL OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL, OR BY COUNCIL REQUIREMENTS, THE ENGINEER SHALL BE ADVISED AND THE MEASURES PREPARED BY THE DEPARTMENT OF CONSTRUCTION AND LAND MANAGEMENT.



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = 1:15

NOTIFICATION PLANS

No.1 LOCH STREET, FRESHWATER
PROPOSED ALTERATIONS & ADDITIONS
NOTIFICATION PLAN 1 of 5

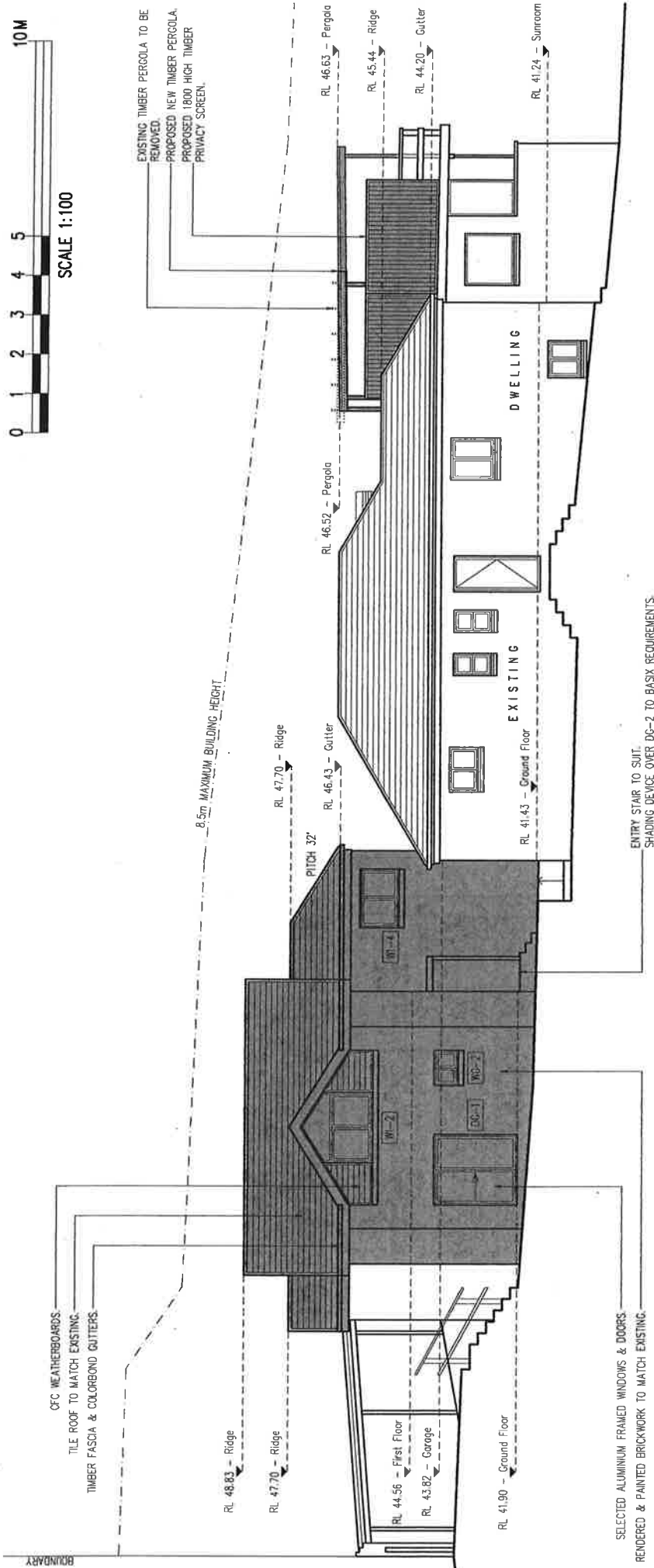
SCALE 1:100

DATE OCTOBER 2012

MICHAEL AIREY
65 BENNETT STREET, CURL CURL NSW 2096
PHONE 9905 1483, MOBILE 0418 289 585
EMAIL mikedrey@bigpond.com.au

ABN 26 769 291 556

DRAWING NO. **NP1**



PROPOSED SOUTH ELEVATION

1:100

NOTIFICATION PLANS

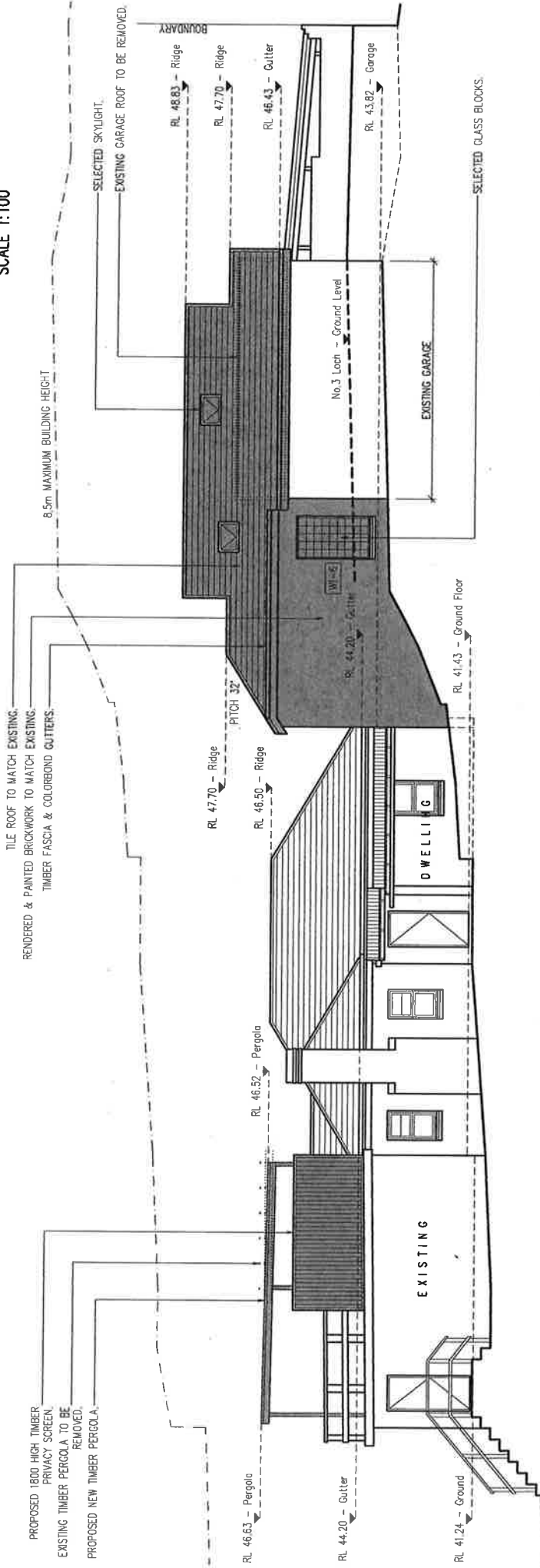
No.1 LOCH STREET, FRESHWATER
PROPOSED ALTERATIONS & ADDITIONS
NOTIFICATION PLAN 2 of 5

SCALE 1:100
DATE OCTOBER 2012
MICHAEL AIREY
65 BENNETT STREET, CURL CURL NSW 2096
PHONE 9905 11483, MOBILE 0418 289 585
EMAIL mikedotrey@bigpond.com.au
ABN 26 769 291 556

DRAWING NO. NP2



SCALE 1:100



PROPOSED NORTH ELEVATION



1:100

NOTIFICATION PLANS

No.1 LOCH STREET, FRESHWATER
PROPOSED ALTERATIONS & ADDITIONS
NOTIFICATION PLAN 3 of 5

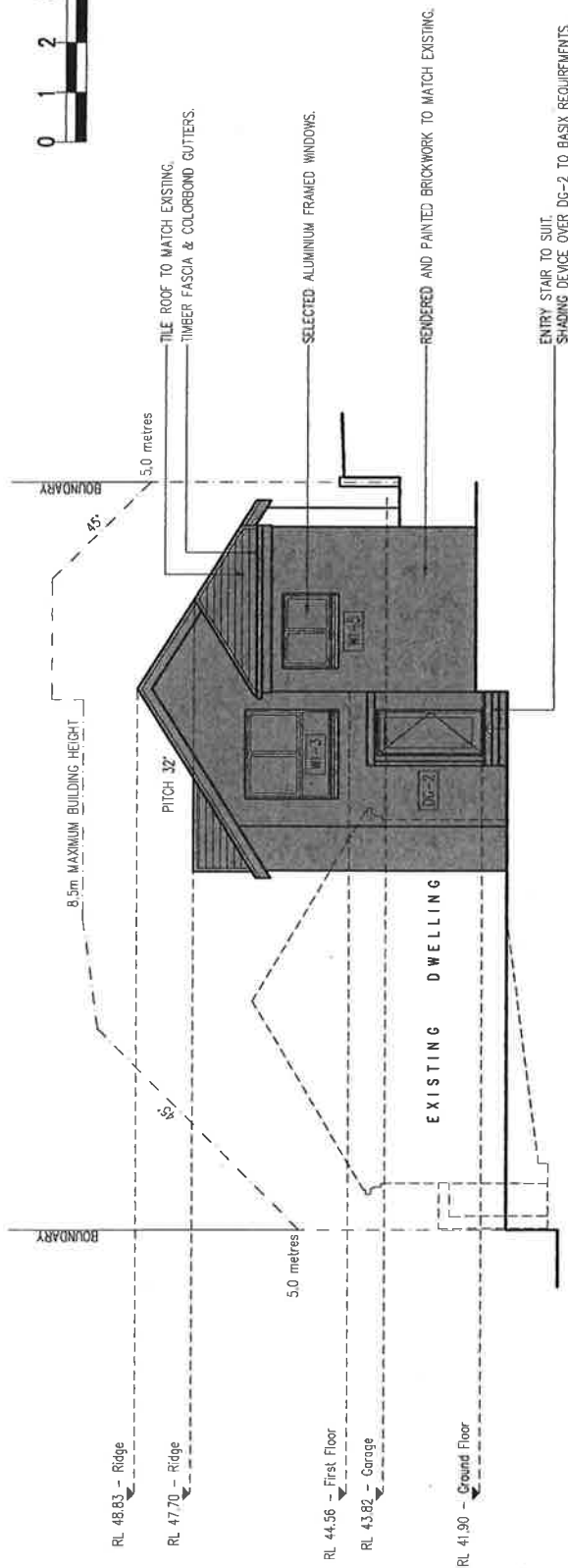
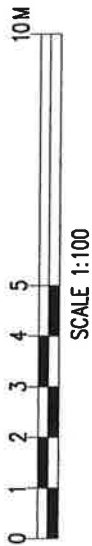
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DATE OCTOBER 2012

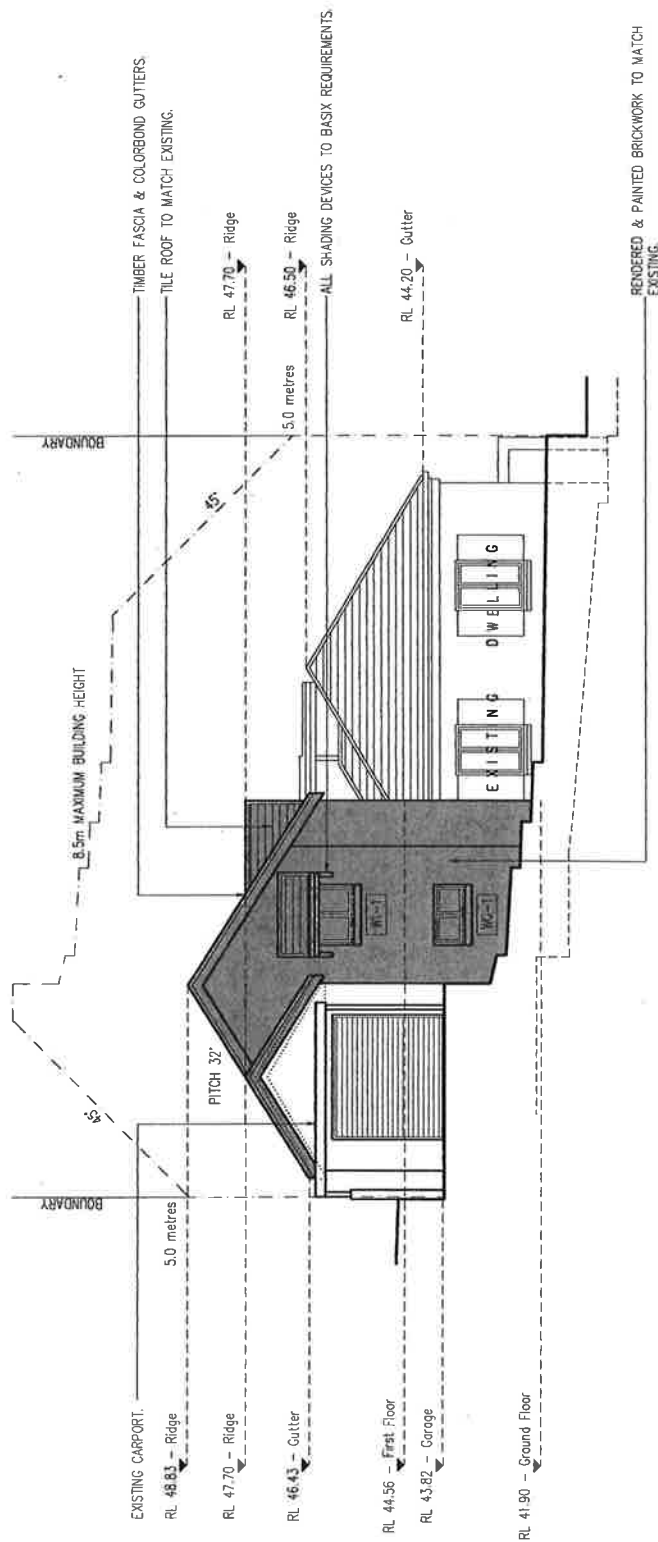
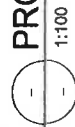
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ABN 26 769 291 556

DRAWING NO. **NP3**



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



NOTIFICATION PLANS

No.1 LOCH STREET, FRESHWATER
PROPOSED ALTERATIONS & ADDITIONS
NOTIFICATION PLAN 4 of 5

SCALE 1:100
DATE OCTOBER 2012

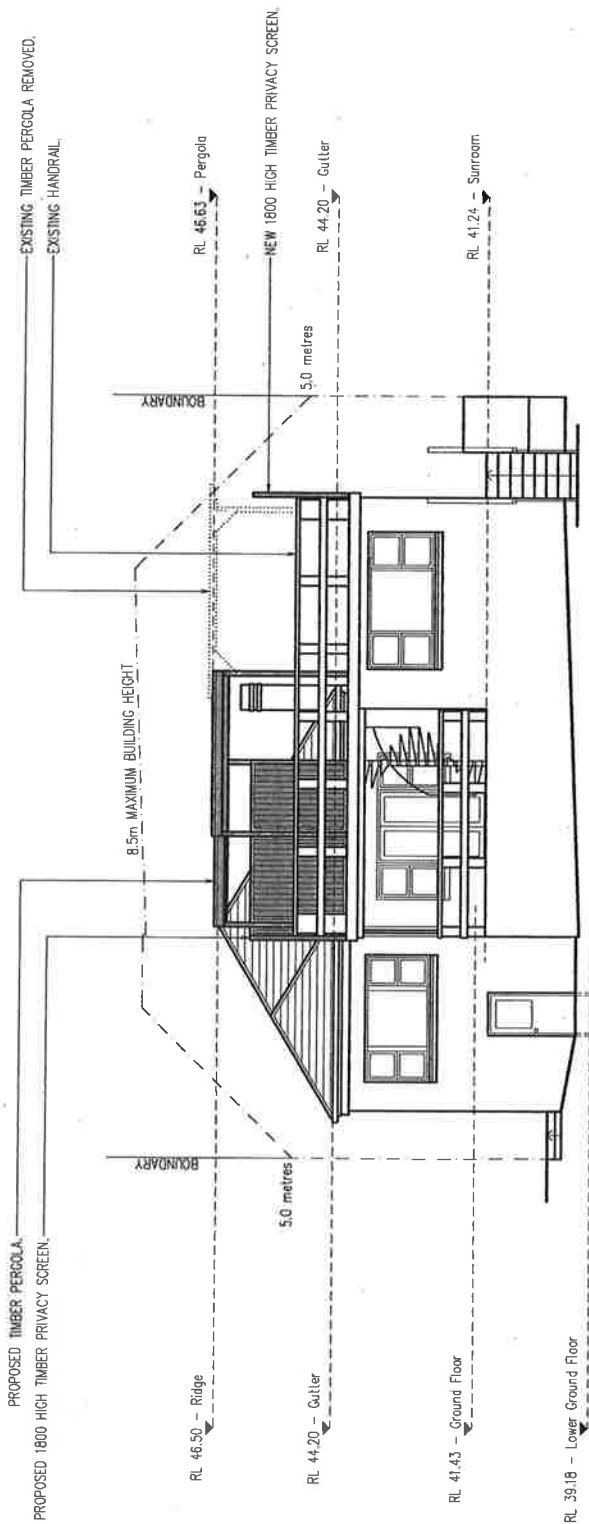
MICHAEL AIREY
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PHONE 9905 1483, MOBILE 0418 288 585
EMAIL mikedotrey@bigpond.com.au

AEN 26 769 291 556

DRAWING NO. **NP4**



SCALE 1:100



PROPOSED EAST ELEVATION - DWELLING

1:100

NOTIFICATION PLANS

NO.1 LOCH STREET, FRESHWATER
PROPOSED ALTERATIONS & ADDITIONS
NOTIFICATION PLAN 5 of 5

SCALE 1:100

DATE OCTOBER 2012

MICHAEL AIREY

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ABN 26 769 291 556

DRAWING NO. **NP5**