

REPORT TO APPLICATION DETERMINATION PANEL

Meeting held on 16 May 2016

56 - 58 Glen Street Belrose, 56 - 58 Glen Street Belrose - Modification of Development Consent DA2013/1447 granted for Demolition Works, Construction of a Retail Centre and Signage (Glenrose Shopping Centre)

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2016/0056
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot 104 DP 597544, 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285, 56 - 58 Glen Street BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2013/1447 granted for Demolition Works, Construction of a Retail Centre and Signage (Glenrose Shopping Centre)
Zoning:	LEP - Land zoned B2 Local Centre LEP - Land zoned B2 Local Centre
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council Application Determination Panel
Land and Environment Court Action:	No
Owner:	Fabcot Pty Limited
Applicant:	ADCO Constructions Pty Ltd

Application lodged:	10/03/2016
Application Type:	Local
State Reporting Category:	Commercial/Retail/Office
Notified:	05/04/2016 to 21/04/2016
Advertised:	Not Advertised, in accordance with A.7 of WDCP
Submissions:	16
Recommendation:	Approval

ASSESSMENT INTRODUCTION

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

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon 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 Development Control Plan - D3 Noise

SITE DESCRIPTION

Property Description:	Lot 104 DP 597544 , 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285 , 56 - 58 Glen Street BELROSE NSW 2085
Detailed Site Description:	The site is legally described as Lot 4, DP 548285 and Lot 104, DP 597544 and is known as Nos. 56 - 58 Glen Street, Belrose. The site is located on the northern side of Glen Street and has an area of 23,145m². The site has a frontage to Glen Street which is 165.15m in length and a frontage to Glenrose Place of over 90m in length. The topography of the site is characterised by a fall of approximately 6.0m from Glen Street to the northern (rear) boundary. The site is largely a construction site with ongoing construction works which have taken place since approximately midway through 2015. The site currently has a car park on the southern boundary, an existing shopping centre to the east and an under-construction shopping centre to the west. The development surrounding Glen Street Village is predominantly characterised by detached single dwellings of varying age, size and construction. Two areas of public open space are located within close proximity to the site. Wingara Reserve adjoins the site to the north and Lionel Watts Reserve is located on the southern side of Glen Street opposite the south-eastern corner of the site.

Map:



SITE HISTORY

The Glenrose Shopping Centre site in Belrose has been the subject of many applications in recent years.

This subject application (MOD2016/0056) seeks to modify Development Consent No. DA2013/1447 granted on 17 July 2014 for demolition works, the construction of a retail centre and signage (Glenrose Shopping Centre).

PROPOSED DEVELOPMENT IN DETAIL

This application is for an extension of construction hours applying to the Glenrose Shopping Centre site redevelopment under DA2013/1447.

Condition No. 5 - General Requirements of DA2013/1447 includes the following:

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.

The modification proposes the following construction hours:

External 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.

Internal building construction and delivery of material hours are restricted to:

- 7.00 am to 10.00 pm inclusive Monday to Friday.
- 7.00 am to 4.00 pm inclusive on Saturday and Sunday,
- No work on Public Holidays

The application states that the increased hours are required for internal fitouts of individual tenancies only.

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:

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

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

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2013/1447, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2013/1447.

Section 96(1A) - Other Modifications	Comments
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	See discussion on "Public Exhibition" in this report.

Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 79C of 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)(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)	<u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent. <u>Clause 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 in the original consent. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of

Section 79C 'Matters for Consideration'	Comments
	Australia (BCA). This matter has been addressed via a condition in the original consent.
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, subject to conditions, 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 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	The construction hours, as proposed by the applicant, are not in the public interest given the amenity impacts on the surrounding residential properties from the increased noise that would be created during the extended hours. Conditions reducing the additional hours are recommended and if implemented, will result in a reasonable outcome that is 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 16 submission/s from:

Name:	Address:
Mr David Allan Loomes	6 Marina Place BELROSE NSW 2085
Mr Arthur Thomas Moreland	27 Lowanna Street BELROSE NSW 2085
Ms Elizabeth Paulsen	6 Marina Place BELROSE NSW 2085
Paul John Behm	26 Coora Avenue BELROSE NSW 2085
Ms Michelle Maree Spath	10 / 54 Glen Street BELROSE NSW 2085
Mrs Cheryl Nicholson	13 Opala Street BELROSE NSW 2085
Mr Christopher Marriott Bowman	24 Lockwood Avenue FRENCHS FOREST NSW 2086
Anthony Kinnaid Milne	34 Coora Avenue BELROSE NSW 2085

Name:	Address:
Ms Jackie Playle	26 Lowanna Street BELROSE NSW 2085
Brett Anthony Playle	26 Lowanna Street BELROSE NSW 2085
Ms Melissa Ng	29 Coora Ave BELROSE NSW 2085
Withheld	BELROSE NSW 2085
Scott Norman Coleman	27 Coora Avenue BELROSE NSW 2085
Libby Paulsen	6 Marina Place BELROSE NSW 2085
Ms Peta Joy Addison	2 A Ashworth Avenue BELROSE NSW 2085
Mr Johan Hendrik Zietsman	8 / 54 Glen Street BELROSE NSW 2085

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

- **Construction hours and associated noise and amenity impacts**

These matters are addressed as follows:

The submissions raised concerns that the proposed extension of construction hours would result in additional and unreasonable amenity impacts to surrounding residential properties. In particular, concerns were raised about truck movements and the truck reversing warning sounds. The submissions also claimed that the current approved construction hours are frequently breached.

Comment:

The extent to which the construction hours are proposed to be extended raised concerns and Council is not satisfied that the acoustic measures recommended in the Acoustic Report submitted by the applicant are sufficient to protect the amenity of surrounding residential properties.

The extension of construction hours (even for internal construction) to 10pm Monday to Friday in close proximity to residential dwellings is not appropriate. Allowing construction from 7am to 4pm on Saturday and Sunday is also inappropriate. The lack of a days break from construction noise is unsatisfactory.

The Applicant's desire to finish construction quickly to alleviate the impact on residents is acknowledged and has some merit. However, only a minor extension to some construction hours where they will be least impacting can be supported. Therefore, it is agreed that an extension to the construction and delivery of material hours be granted to facilitate the construction schedule. This includes an extension to the finishing hours on Monday to Friday from 5:00pm to 6:00pm and on Saturday from 1:00pm to 4:00pm.

The matter of the alleged frequent breaches of construction hours have been forward to Council's Compliance Team for further investigation.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
Environmental Investigations	

Internal Referral Body	Comments	
(Industrial)	Is the proposal for an industrial use?	YES
	Was sufficient documentation provided appropriate for referral?	YES
	Are the reports undertaken by a suitably qualified consultant?	YES
	Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES
	Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
	If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	YES
	General Comments According to the acoustic assessment by Acoustic Logic Consultancy Pty project no. 20151010.3 the noise levels will exceed the appropriate guidelines if the recommended measures are not implemented. Environmental Investigations recommends that the measures detailed in the acoustic report are adopted.	
	Recommendation	APPROVAL - subject to conditions
	Comments completed by: Mary Shimon Date: 7 April 2016	

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.

DA2013/1447 conditioned the recommendations and requirements contained within Remediation Action Plan prepared by Douglas Partners dated March 2013 and any requirements specified by the EPA to be met.

This application makes no change to the existing assessment or conditions in place regarding SEPP 55 - Remediation of Land.

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

Warringah Development Control Plan

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C8 Demolition and Construction	Yes	Yes
D3 Noise	Yes	Yes

Detailed Assessment

D3 Noise

Proposed Hours

The application seeks to extend the approved building construction and delivery of materials hours (mainly for internal construction) as follows:

External 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.

Internal building construction and delivery of material hours are restricted to:

- 7.00 am to 10.00 pm inclusive Monday to Friday.

- 7.00 am to 4.00 pm inclusive on Saturday and Sunday,
- No work on Public Holidays

Discussion

Council's Environmental Investigations Officer reviewed the application and has recommended that the application be approved subject to the measures detailed in the acoustic assessment report by Acoustic Logic Consultancy Pty project no. 20151010.3 being complied with.

Sixteen (16) submissions were received, all objecting to the increase in construction hours. Common concerns raised included:

- That the construction hours are already frequently breached;
- That the noise from reversing trucks is intrusive; and
- That even internal construction will be able to be heard in this relatively quiet area, in particular, at 10pm.

While the acoustic measures recommended in the Acoustic Report submitted by the applicant would help to lower the impact, there are still concerns that the proposed hours are beyond normal residential expectations and whether all activities relating to construction can be managed in a way to prevent unreasonable amenity impacts on the nearby residential properties.

Therefore, the proposed extension of construction hours (even for internal construction) to 10pm Monday to Friday close to residential dwellings is not supported. Similarly, allowing construction from 7am to 4pm on Saturday and Sunday is also not supported. The lack of a days break from construction noise is unsatisfactory.

However, the Applicant's desire to finish construction quickly to alleviate the long term impacts on residents is noted and in this regard, a minor extension to some construction hours can be supported.

Amended hours

It is recommended that the following hours be approved:

External 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.

Internal building construction and delivery of material hours are restricted to:

- 7.00 am to 6.00 pm inclusive Monday to Friday.
- 8.00 am to 4.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays

These hours will allow for an additional eight hours of internal construction per week. The applicant proposed an additional 43 hours.

The recommended hours allows for one additional hour of construction each weekday between 5.00 pm and 6.00 pm on Monday to Friday and for three additional hours of construction between 1.00 pm and 4.00 pm on Saturday.

The above changes are reasonable in the context of the locality and will allow some additional construction to facilitate the internal fitouts while also reasonably protecting the nearby residential properties.

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

Section 94 contributions were levied on the Development Application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- 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 approval Modification Application No. Mod2016/0056 for Modification of Development Consent DA2013/1447 granted for Demolition Works, Construction of a Retail Centre and Signage (Glenrose Shopping Centre) on land at Lot 104 DP 597544,56 - 58 Glen Street, BELROSE, Lot 4 DP 548285,56 - 58 Glen Street, BELROSE, subject to the conditions printed below:

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

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

a) Reports / Documentation

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
After Hours Construction Noise Advice Revision 1	17.02.2016	Acoustic Logic

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

B. Modify Condition No. 5 - General Requirements to read as follows:

(a) External 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.

Internal building construction and delivery of material hours are restricted to:

- 7.00 am to 6.00 pm inclusive Monday to Friday.
- 8.00 am to 4.00 pm inclusive on Saturday,
- No work on Sundays or Public Holidays

(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) Where works are to be carried out to a Class 1a building, smoke alarms are to be installed throughout all new and existing portions of that 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) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

(j) All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

(k) 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.

(l) 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 pe
- 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.

(m) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warmwater system, water-cooling system, cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at www.warringah.nsw.gov.au

(n) 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

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)