

## REPORT TO APPLICATION DETERMINATION PANEL

Meeting held on 22 September 2016

**58 Lincoln Avenue Collaroy - Alterations and additions to a dwelling house and construction of a secondary dwelling**

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	DA2016/0193
<b>Responsible Officer:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 17 DP 242932, 58 Lincoln Avenue COLLAROY NSW 2097
<b>Proposed Development:</b>	Alterations and additions to a dwelling house and construction of a secondary dwelling
<b>Zoning:</b>	LEP - Land zoned R2 Low Density Residential
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Application Determination Panel
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Robert Peter Gualtieri Catherine Gualtieri
<b>Applicant:</b>	Marque Architects
<b>Application lodged:</b>	04/03/2016
<b>Application Type:</b>	Local
<b>State Reporting Category:</b>	Residential - Alterations and additions
<b>Notified:</b>	28/06/2016 to 13/07/2016
<b>Advertised:</b>	Not Advertised, in accordance with A.7 of WDCP
<b>Submissions:</b>	11
<b>Recommendation:</b>	Approval
<b>Estimated Cost of Works:</b>	\$ 440,000.00

### 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:

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- 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 - B1 Wall Heights

Warringah Development Control Plan - B3 Side Boundary Envelope

Warringah Development Control Plan - D7 Views

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 17 DP 242932 , 58 Lincoln Avenue COLLAROY NSW 2097
<b>Detailed Site Description:</b>	<p>The site has an area of 705.5 square metres (sqm) with a depth of 19.5 metres (m) and a length of 36.57m. The site is a corner Lot with a wide frontage to Myamba Road and a narrower frontage to Lincoln Avenue. The land contains a two storey dwelling with a double garage at ground level and a swimming pool on the northern side of the dwelling. The land has a moderate slope across the centre of the site but falls steeply at the boundary with Lincoln Avenue. There are no significant trees on the site and the land is situated with "Area D" for landslip classification.</p> <p>Surrounding development consists of low density detached housing in landscaped settings with some larger part two/part three storey residences having been configured as dual occupancy development (including duplex style housing). Coastal views are available toward Dee Why Lagoon and the southern end of Dee Why Beach. The elevated location also allows view lines toward Manly (North Head) and the Sydney City CBD skyline as well as district views of Dee Why.</p>

Map:



## SITE HISTORY

**Development Application No.2015/0968** for alterations and additions to a dwelling house, including a Secondary dwelling and basement garage was withdrawn by the applicant on 22 December 2015 following written advice from Council identifying concerns with the proposal.

**Building Application No.BA5001/7676** for a fence retaining wall and courtyard was approved by Council on 15 November 1991.

**Building Application No.BA5000/0600** for a swimming pool was approved by Council on 22 September 1987.

**Building Application No.2451/79** for a brick dwelling was approved by Council in 1979.

## PROPOSED DEVELOPMENT IN DETAIL

The proposal involves the following works:

- Part demolition and site preparation works
- Alterations and additions to a dwelling house including a Secondary dwelling:
  - RL58.65 - (Ground Floor Level) - Secondary dwelling (2 bedrooms, kitchen, laundry, living area, terrace and external access, minor reconfiguration to internal walls for rumpus room area, new rear awning and retain existing garage, storage, laundry, bathroom, stair access, entry area, terrace and pool area;
  - RL61.32 - (First Floor Level) - Internal reconfiguration for new kitchen/living/dining area, bathroom, bedroom, stair access, storage, retain balcony and stair access;
  - RL64.07 - (Second Floor Level) - Bedrooms (3), bathrooms (2), storage, stair access and balcony;
  - RL66.68 to 67.11 - (Roof Level) - Low pitched roof (3 degree pitch);
- External changes to cladding and selected windows; and
- Fencing work, landscaping, drainage and ancillary site works.

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 (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 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 are suitable to be addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&amp;A Regulation 2000, requires the consent authority to consider the number of days taken in the assessment, pursuant to the Regulations for a development application (DA). A letter was sent to the Applicant requesting withdrawal of the application on 3 June 2016, due to inconsistencies with the planning controls relating to the building height control, wall height, building envelope, LOS, front boundary setback and view sharing. The applicant declined to withdraw the proposal and sought extra time to provide additional information, including amended plans. Amended plans were permitted to be provided following discussion regarding issues with the development application as outlined in Council's letter dated 3 June 2016. Amended plans Revision B, dated 19 June 2016, by Marque Architects were submitted on 20 June 2016.</p> <p>(See details below for re-notification, where required pursuant to Part A.7 Notification of the Warringah DCP.)</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>Clauses 93 and/or 94</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter is suitable to be 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</p>

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Section 79C 'Matters for Consideration'	Comments
	<p>insurance requirements under the Home Building Act 1989. This matter is suitable to be 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 is suitable to be addressed via a condition of consent and with the Construction Certificate (CC).</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) 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) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development with the exception of view impacts created by the second storey element.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	<p>See discussion on “Public Exhibition” (Notification and Submissions Received) in this report. Initial DA notification was from 17 March 2016 to 5 April 2016.</p> <p>Amended plans (received on 20 June 2016) were re-notified from 28 June 2016 to 13 July 2016.</p> <p>Essentially the amended plans for the building has retained a similar architectural appearance, as notified, but with a reduced height from RL67.24 to RL67.11, changes to external cladding areas (to reduce glare), increased LOS and increased front setbacks as well as reducing non-compliances with the building height, wall height and building envelope.</p>
Section 79C (1) (e) – the public interest	Details of issues raised in submissions received are addressed within this report.

## 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 11 submission/s from:

Name:	Address:
Mrs Miriam Cogar Mr Glenn Phillip Cogar	55 Norfolk Avenue COLLAROY NSW 2097
Mr Harry Mercer Curby	60 Lincoln Avenue COLLAROY NSW 2097



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Name:	Address:
Mr Neil Raymond Hennessy	55 Norfolk Avenue COLLAROY NSW 2097
Mrs Helga Mary Trist Clive Trist	57 A Norfolk Avenue COLLAROY NSW 2097
Mr Nicholas McKenzie Kirkwood Robyn Anne Kirkwood	57 B Norfolk Avenue COLLAROY NSW 2097
Mr Max Fei	65 Lincoln Avenue COLLAROY NSW 2097
Mrs Olivia Falvo	56 Lincoln Avenue COLLAROY NSW 2097
Mr Donatos Lambrousis	63 Lincoln Avenue COLLAROY NSW 2097
Ms Vanessa Ann Murray	53 Norfolk Avenue COLLAROY NSW 2097
Simone Hennessy	55 Norfolk Avenue COLLAROY NSW 2097
Evi James Robert William James	1 / 59 Norfolk Avenue COLLAROY NSW 2097

The above list includes submissions from 10 residences (includes dual occupancies on a single Lot). Four (4) submissions are in support of the proposal or make no objection to the proposal. Following amended plans and re-notification five (5) submissions of objection were received.

The following issues were raised in the submissions after re-notification of the amended plans. Issues are addressed below:

- External materials
- Excessive wall height non-compliance
- Bulk and scale
- Views

The matters raised within the submissions are addressed as follows:

- *Concern about building colours and materials used that does not compliment the surrounding residential development and will increase glare and reflection.*

Comment:

The proposal has been amended to reduce the extent of grey metal cladding for the building in favour of wood textured cladding and increased the use of sandstone facing for the dwelling in order to reduce glare and reflection and improve the visual appearance of the dwelling. Details of external colours and materials are shown on the plans "A3004 Material Elevation" dated 19 June 2016 Issue B, drawn by *Marque Architects*. Overall the alterations and additions will transform the appearance of the building to a contemporary style of architecture with a flat (low pitch) roof and modern styling using durable low maintenance external materials. Low range reflective colours (i.e. not being white / cream / silver) are used for the dwelling, and increased areas of landscaped open spaces will be provided to improve the landscape setting.

This issue does not warrant refusal of the application.

- *Concern with the non-compliance to the wall height requirement under the Warringah DCP 2011.*

Comment:

The non-compliance with the wall height has been considered in detail under *Part B1 Wall*

*Height* within this report, including merit consideration against the objectives of the building height control. In summary, the submitted amended plans have lowered the building to reduce the extent of the wall height non-compliance and thereby also minimise impacts on streetscape and also assist in view sharing. The extent of the non-compliance with the wall height varies from 0.5m to 0.9m, however this has been reduced further by conditions that are recommended to assist with view sharing. The conditions with further reduce the floor to ceiling height to minimum BCA requirements and thereby also reduce bulk and scale impacts. Associated view impacts are also addressed in detail under the heading *Part D7 Views* within this report.

This issue has been addressed in detail within the content of this report and does not warrant refusal of the application.

- *Concern with the bulk and scale of the alterations and additions to the dwelling.*

Comment:

The proposal has been amended to reduce building bulk and scale and address non-compliances previously identified with the Built Form Controls. The upper storey element comprises three (3) bedrooms and two (2) bathrooms with stair access and storage. The existing building footprint is 110.5 sqm (measured to the internal walls) with the second floor additions being 66.8 sqm. Therefore, the top storey is stepped-in from the side elevations to provide building articulation and minimise non-compliances with the side boundary envelope. While the proposal also includes the construction of a Secondary dwelling at the ground floor level, the proposal will maintain compliance with landscaped open space (LOS), front boundary setbacks and side boundary setbacks. Conditions are included to ensure LOS is maintained in accordance with the proposed plans, since the site has extensive areas of hard paving at present that reduce opportunities for small to medium tree planting, commensurate with surrounding properties.

In summary, the upper storey additions include variation in materials and setbacks to provide articulation and elements to break up wall planes and reduce impacts of building bulk. Overall the scale and bulk of the building is consistent with the surrounding pattern of other two and three storey residential development in the vicinity of the site.

This issue does not warrant refusal of the application.

- *Concern about view impacts and loss of views toward Dee Why coastal area, Dee Why Headland, North Head and the Sydney CBD skyline*

Comment:

The proposal will create view impacts on surrounding land by replacing the existing roof with a new upper storey higher element. A detailed view sharing analysis has been made under the heading *Part D7 Views* within this report. In summary, considerations have been made as set out in the Planning Principle established by the NSW Land and Environment Court in *Tenacity Consulting v Warringah Council (2004) NSWLEC 140*. Overlooking view lines across the site change substantially due to the broad angle of the view across rear and side boundaries (being angles of 120 degrees to 215 degrees from various properties). While the additions will cause substantial view sharing impacts from some positions within the overlooking properties other views are maintained from alternative viewing angles / positions. Views include district views, and the coastal area around Dee Why beach. The views toward Manly / North Head and the Sydney CBD are distant views but include iconic elements which have been considered on balance in the detailed view assessment made. Conditions are included to ensure the view intrusions created by the upper storey additions will be consistent with view sharing considerations outlined in the Warringah DCP 2011.

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This issue has been addressed in detail within the content of this report and does not warrant refusal of the application.

## MEDIATION

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

## REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	No objections to proposal subject to conditions.
Development Engineers	The proposed development will not require OSD and connection of stormwater to the existing system is satisfactory.  No objection to approval, subject to conditions as recommended.
Landscape Officer	The plans indicate screen planting on the Lincoln Ave frontage, forward of a proposed retaining wall.  The bed is indicated at 400 millimetres (mm) wide, which is not considered adequate to provide for the proposed planting within the site. It is recommended that the CC plans be amended to require the wall to be moved 1 metre further back to enable establishment of the planting within the site.  A condition has been drafted to address this recommended amendment.

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.
Aboriginal Heritage	The Aboriginal Heritage Office provided a referral response dated 18 March 2016 with no objection to the proposal, subject to advice that there are <i>"No sites are recorded in the current development area and the area has been subject to previous disturbance reducing the likelihood of surviving unrecorded Aboriginal sites"</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 (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:	

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(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.	<b>Consistent.</b> The site is located within the R2 Low Density Zone and, as such, the proposed use is permissible with consent under WLEP 2011 pursuant to the SEPP.
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## 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.	<b>Consistent.</b> 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.	The proposal satisfies this requirement that there will be only one principal dwelling on the site and a secondary dwelling.
(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 <sup>2</sup> 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.	No floor space ratio applies to the site under the Warringah LEP 2011.  The total floor area of the secondary dwelling is 60 sqm and therefore complies with the floor area requirement.
(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 (ii) the site area is at least 450 square metres.  (b) parking if no additional parking is to be provided on the site.	The secondary dwelling is attached to and integrated with the principal dwelling house proposed for the site.  The site area is 705.5 sqm and therefore satisfies the minimum site area requirement.  No additional parking is required for the secondary dwelling.

**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.	<b>Consistent.</b> This application does not propose any subdivision of the existing allotment.

## Conclusion

The proposal meets the requirements for a Secondary Dwelling, pursuant to the SEPP.

## **SEPP (Building Sustainability Index: BASIX) 2004**

A BASIX certificate has been submitted with the application (see Certificate No. 667983M\_02M dated 28 February 2016).

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

Commitment	Required Target	Proposed
<b>Water</b>	40	41
<b>Thermal Comfort</b>	Pass	Pass
<b>Energy</b>	40	43

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.

## Other Service Authorities

The application was not required to be referred to the Roads and Maritime Service (RMS) and no other Service Authority referral issues have been raised pursuant to the SEPP.

## **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:	600 sqm	705.5 sqm (Existing)	N/A	Yes
Height of Buildings: (RL67.11 roof - RL58.65 existing floor)	8.5m	8.46m	N/A	Yes

## Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
5.3 Development near zone boundaries	Yes
5.4 Controls relating to miscellaneous permissible uses	Yes
5.8 Conversion of fire alarms	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  <i>Measured from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</i>	7.2m	8.1m	12.5%	No*
B3 Side Boundary Envelope	45 degrees at	Within envelope	N/A	Yes

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<p><i>Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes</i></p> <p><i>or other services infrastructure may encroach beyond the side boundary envelope. Consent may be granted</i></p> <p><i>for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.</i></p>	4m (North-east)			
	45 degrees at 4m (North-west)	Breach of envelope	1.1m (17.7%)	No*
<p>B5 Side Boundary Setbacks</p> <p><i>On corner allotments where the minimum rear building setback is 6 metres</i></p> <p><i>the rear building setback does not apply.</i></p>	0.9m (North-east)	5.4m (Existing pool) 8.2m (Awning) 10.2m (Existing dwelling) 13.1m (Second floor balcony) 12.6m - 15.9m (Second floor walls)	N/A	Yes  Yes  Yes  Yes  Yes
	0.9m (North-west)	0.9m (Awning) 2.0m (Existing dwelling wall) 3.0m (Secondary dwelling) 2.0m (Balcony second floor) 3.1m to 7.3m (Second floor)	N/A	Yes  Yes  Yes  Yes  Yes
<p>B7 Front Boundary Setbacks - Myamba Road (Secondary frontage - South east)</p> <p><i>On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres</i></p> <p><i>for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.</i></p>	6.5m to 3.5m	4.3m (Secondary dwelling) 2.5m (Existing garage) 4.3m to 2.5m (First floor terrace) 3.5m (Second storey terrace) 5.2m (Second storey)	N/A	Yes  No (Existing) No (Existing) Yes  Yes



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<p>B7 Front Boundary Setbacks - Lincoln Avenue (South west)</p> <p><i>Front Boundary Setback is the distance measured perpendicular to the road frontage property boundary up to any structure on the allotment. The area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</i></p>	6.5m	6.5m (Dwelling wall) (W4 window frame excepted)	N/A	Yes
<p>D1 Landscaped Open Space (LOS) and Bushland Setting - Site area 705.5sqm</p> <p>LOS:</p> <p>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p>	40% (282.2sqm)	42.1% (297.4 sqm)	N/A	Yes

\* Refer to detailed merit assessment of the built form controls within this report.

## Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	No	Yes
B3 Side Boundary Envelope	No	Yes
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
Front Boundary Exceptions - All Zones	Yes	Yes
Rear Boundary Exceptions on Corner Allotments - R2	Yes	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

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Clause	Compliance with Requirements	Consistency Aims/Objectives
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	No	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 Private Property Tree Management	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

## Detailed Assessment

### **B1 Wall Heights**

#### Description of non-compliance

The maximum wall height is 8.1m which is a variation of 12.5%.

#### Merit consideration:

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

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

#### Comment:

The non-compliance with the wall height control relates to the upper storey element containing the bedrooms and bathrooms. The building footprint of the upper storey is set-in from the lower floors to be in the central area of the dwelling footprint. A low pitched (flat) roof

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is proposed to ensure only the north-western wall is marginally lower than the eastern outer wall. The top storey element of the building will have a visual impact on surrounding properties views from No.55, No.57 and No.59 Norfolk Avenue, in particular. These views are toward the coast and south and are principally across a rear and/or side boundary. An alternative design to position additional building elements above the proposed Secondary dwelling footprint will obstruct coastal views from the principal balcony of No.60 Lincoln Avenue. Therefore, the height and width of the top storey of the building has been reduced by amended plans in order to address visual bulk and reduce view impacts. It is recommended the floor to ceiling height for the top floor be maintained at minimal Building Code of Australia (BCA) heights (2.1m to 2.4m) in order to minimise view impacts.

- *To ensure development is generally beneath the existing tree canopy level*

Comment:

While there are no significant trees on the site the proposed building height is three storey at the rear but is consistent with the pattern of surrounding houses that have been developed for modern homes and are commonly part two and part three storeys in Lincoln Avenue and Norfolk Avenue. The surrounding broad ridgeline of Suffolk Avenue to the north forms a backdrop to the site and the rocky landscape limits opportunities for deep soil and large canopy trees along the side and rear of the dwelling. A condition is included to ensure landscape planting does not create unnecessary view impacts due to the coastal views available across the site.

- *To provide a reasonable sharing of views to and from public and private properties.*

Comment:

The non-compliance with wall height will have an impact on view sharing for surrounding private properties to the north and north-west in Lincoln Avenue whereby these properties overlook the site toward Dee Why Lagoon and southwards toward Sydney city CBD. The properties of No.55, No.57 and No.59 Lincoln Avenue are dual occupancies and view impacts vary from different balconies and windows. The views are across their rear boundaries and side boundaries with the view impact being more severe for their mid storeys, than for an uppermost storey depending on the precise view angle. A detailed view sharing assessment is made under *Part D7 Views* within this report.

- *To minimise the impact of development on adjoining or nearby properties.*

Comment:

The variation to the wall height will principally have an impact on view lines from No.55, No.57 and No.59 Norfolk Avenue and therefore it is recommended the upper floor to ceiling height be reduced to the minimum requirement for BCA compliance, to reduce impacts on adjacent land. The proposal will not have an unreasonable impact on privacy, overlooking or overshadowing due to the street corner location and as the principal outlook is maintained toward the street.

- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*

Comment:

The building does not require any deep excavation as the proposed work is designed to match the existing ground floor level and the new upper storey elements will be within the existing building footprint.

- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

Comment:

The proposed building alterations will change the appearance of the building to a contemporary residential style with a flat (low pitch) roof form. The use of a higher pitched roof form would unnecessarily impact on views from surrounding land.

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

## **B3 Side Boundary Envelope**

Description of non-compliance

The proposal breaches the side boundary envelope by up to 1.1m at the south-west corner of the new upper storey element.

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

Comment:

The amended design plans (dated 19 June 2016) have substantially reduced the non-compliance with the side boundary envelope to address this issue. The existing building is two storeys and the proposal will introduce a third storey element. Three storey dwellings are common in the surrounding streets of Lincoln Avenue, Suffolk Avenue and Norfolk Avenue due to the broad slope of the surrounding topography. The second storey additions contain three (3) bedrooms and two (2) bathrooms with balcony areas, but are set-in from the lower side walls to provide articulation and reduce bulk. The building is consistent in terms of its bulk and scale in the context of surrounding residential development.

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

Comment:

The non-compliance with the building envelope does not cause an unreasonable loss of sunlight to adjacent land as demonstrated on the plans A4000 and A4001, Issue B, dated 19.6.2016, drawn by *Marque Architects*. The angled position of the house on the land minimises the non-compliance with the side boundary envelope to the south western corner of the upper storey. The building will maintain adequate light and solar access to adjacent land due to the northerly aspect and corner Lot location of the site. Highlight windows are used for privacy for the side elevations and no unreasonable overlooking is created from south facing balcony areas that overlook the street. Adequate spatial separation is maintained between adjacent dwellings.

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

Comment:

The design elements of the building are influenced by the desire for additional bedrooms and living space, to capitalise on views and consider view sharing for adjacent land. Therefore, the non-compliance to the western building envelope creates a minimal intrusion of the envelope and the design responds to the existing configuration of the dwelling on the site.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of 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

miMerit consideration

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

- *To allow for the reasonable sharing of views.*

Comment:

In determining the extent of potential view loss to adjoining and nearby properties, the four (4) planning principles outlined within the Land and Environment Court Case of *Tenacity Consulting Pty Ltd vs Warringah Council (2004) NSWLEC 140*, are applied to the proposal.

### 1. Nature of the views affected

*"The first step is the assessment of the views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured".*

Comment to Principle 1:

The views potentially affected are water views of the coastal waters and coastal interface toward Dee Why Lagoon, the southern end of Dee Why Beach, as well as district views of Dee Why, views toward Manly (North Head) and the Sydney central business district (CBD). These views are shared to principally affect properties to the west, north west and north where the view is at a broad angle, but overlooking across side or rear boundaries. The properties most affected / concerned are No.55 Norfolk Avenue (dual occupancy) and No.57 Norfolk Avenue (dual occupancy - Strata), and also No.59 Norfolk Avenue (dual occupancy - Strata). Views from No.60 Lincoln Avenue are less affected as the alterations are confined to single storey for the Secondary dwelling and thereby will maintain views from the principal balcony of No.60 Lincoln Avenue, looking toward Dee Why Beach. A site inspection was made in the vicinity of the site (Norfolk Avenue, Lincoln Avenue and Myamba Road) to evaluate the broad views available and from within No.55 and No.57 Norfolk Avenue. Written objections to view loss have been made from No.55A & 55 Norfolk Avenue,



No.57A & No.57B Norfolk Avenue and No.59 Norfolk Avenue. A general assessment of the possible views affected and the general relationship as to what those views available are, is identified as district views, city views, ocean views and coastal fringe views. Therefore, the general focal interest is toward Dee Why beach, with the coastal interface and ocean horizon beyond as well as south toward Sydney CBD and North Head. Other properties adjacent the site and to the rear, also have expansive views especially from the upper floor level, and view sharing is easier maintained from particular angles. These surrounding properties are either higher on the broad slope or have a board view south, east and south-east.

## **2. What part of the affected property are the views obtained**

*“The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic”.*

### Comment to Principle 2:

Good views are obtained from the middle level (where higher topography permits) and the upper storey of surrounding dwellings that overlook the site at present. In general, views are partly or substantially obscured already at ground level due to existing buildings and from other structures such as fencing, hedges, telegraph poles, outbuildings and trees / vegetation. While views across the site, by others, are over side boundaries (side views), or rear boundary, due to the subdivision pattern, these are valuable views because the dwellings are configured to capitalise on the coastal south-easterly outlook, and a southerly outlook, not necessarily a street outlook. The applicant has provided view information that indicates the principal views are gained from the upper storeys with some large variations in view lines existing due to the position and width of balconies and differences in finished floor levels. Views from sitting positions are more affected than from standing positions. View lines are gained or compromised from different locations within the properties of No.55 to No.59 Norfolk Avenue due to the angled view lines that are also across rear and side boundaries.

## **3. Extent of impact**

*“The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating”.*

### Comment to Principle 3:

The subject proposal is to be built over the existing building footprint and extending the building profile to within current view lines. Views potentially affected from the upper floors of adjacent surrounding dwellings will mostly impact a lesser component of the broad view of the coast / ocean. The views available from different standing and sitting positions for upper storey level and are considered to be shared, with the impact being moderate from upper

storey levels, but more severe at the mid-floor level. View lines from the ground floor are not assessed in detail due to the density of development and surrounding obstructions of landscaping elements, hedges, fencing and the like. The views can change with respect to a particular standing position, particularly toward Dee Why Beach / Dee Why Headland / North Head / Sydney CBD, where taken from a particular room or (standing) balcony position looking over the site. The views toward North Head and Sydney CBD are distant views, and while they have iconic elements, and have value as a focal point (including night skyline), they are not weighted as strongly as the closer coastal water views toward Dee Why Lagoon and Dee Why Beach. This is because the water elements of the views are at a distance of only 650m to 1.4km respectively from the site while the CBD and North Head form more of a horizon view. Overall the most significant view impacts are assessed as "severe" for some mid-floor positions and "moderate" for the upper floors levels for those most affected properties.

#### 4. Reasonableness of the proposal that is causing the impact

*"The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable."*

##### Comment to Principle 4:

With the new second storey additions, the elements of the proposal causing the view impact is the wall plane and roof lines of the bedroom areas in the upper floor that will rise above the existing ridge line of the existing dwelling. The existing ridge line is RL65.46 with the new ridge height to be RL67.11 (across the central area of the building, however a condition is recommended to reduce the maximum ridge level to RL66.88 (8.23m) assist view sharing and minimise building height impacts. The view line impact is accentuated by the diagonal position of the dwelling on the subject site and the various view lines with points of interest, being toward south Dee Why beach area, North Head and Sydney CBD. Conditions are recommended to ensure no increase occurs to the roof height (finished RL's) during the construction phase that might affect elements and cause further unnecessary intrusion into the view lines. The question of a more skilful design has been considered. Council required the applicant to withdraw the first design proposal for the site and then amend the current plans to further address view impacts. Relocating the upper storey element to the southern side of the dwelling would create a considerable view impact on No.60 Lincoln Avenue and any other alternative would require significant re-design to the building, but reduce internal amenity elements to the applicant. Overall the design complies with the maximum building height, side setbacks and front setbacks and includes a minor non-compliance to the side boundary envelope with the proposed wall height being consistent with the height of surrounding development. The proposal will have a view impact due to the overall height being higher than No.60 to 64 Lincoln Avenue, however on balance the proposal does not create an unreasonable precedent against the design considerations outlined in the Warringah DCP 2011.

- *To encourage innovative design solutions to improve the urban environment.*

Comment:

The proposed roof is of a contemporary style, however being a flat roof assists in minimising view impacts for overlooking properties. It is recommended that maximum floor to ceiling height of 2.1m is used for the north western wall of the upper storey with a maximum floor to ceiling height of 2.4m on the south-eastern wall. This will reduce non-compliant wall height variation from 12.5% to 8.3% and the overall building height to 8.23m.

- *To ensure existing canopy trees have priority over views.*

Comment:

There are no trees causing any significant obstruction to views, however a condition is recommended to ensure any tree / vegetation planting within the site is maintained at a height not exceeding 3.5m to allow views and not have them "planted out".

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of 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 subject to conditions, in this particular circumstance.

## 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 \$ 440,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 4,180
Section 94A Planning and Administration	0.05%	\$ 220
Total	1%	\$ 4,400

## 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 EPs
- 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 DA2016/0193 for Alterations and additions to a dwelling house and construction of a secondary dwelling on land at Lot 17 DP 242932, 58 Lincoln Avenue, COLLAROY, 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
A2001 Ground Floor Plan Issue B	19.6.2016	Marque Architects
A2103 Second Floor Plan Issue B	19.6.2016	Marque Architects
A2102 First Floor Plan Issue B	19.6.2016	Marque Architects
A2103 Second Floor Plan Issue B	19.6.2016	Marque Architects
A2004 Roof Plan Issue B	19.6.2016	Marque Architects
A3000 North Elevation Issue B	19.6.2016	Marque Architects

# NORTHERN BEACHES COUNCIL

A3001 East Elevation Issue B	19.6.2016	Marque Architects
A3002 South Elevation Issue B	19.6.2016	Marque Architects
A3003 West Elevation Issue B	19.6.2016	Marque Architects
A3004 Materials, South Elevation Issue B	19.6.2016	Marque Architects
A3100 Section AA/CC Issue B	19.6.2016	Marque Architects
A3101 Section BB Issue B	19.6.2016	Marque Architects

<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 Report 667983M-02	28.2.2016	AENEC
Geotechnical Assessment J0599A	18.2.2016	White Geotechnical Group

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.

d) 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>
A0006 Landscape Plan Issue B	19.6.2016	Marque Architects

<b>Sediment Management Plan</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
A0005 Site Sediment Control Plan Issue B	19.6.2016	Marque Architects

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

## 2. Amendments to the approved plans

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

- Window "W33" on the second storey is to be changed to a highlight window with a sill height 1.65m above finished floor level.
- The balcony area on the northern side of "Bed 1" is to be deleted and changed to roof area only.
- The maximum ridge heights shown are to be reduced from RL67.11 (East roof edge) to RL66.88, and RL66.68 (West roof edge) to RL66.47.



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

Reason: To ensure development minimise privacy impacts and minimise view impacts between adjacent land. (DACPLB02)

### 3. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	eServices Reference	Dated
Aboriginal Heritage Office	Response AHO Referral	18.3.2016

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

### 4. **Occupancy**

Nothing in this consent shall authorise the use of site/onsite structures as detailed on the approved plans for any land use of the site beyond the definition of a residential dwelling with a Secondary dwelling.

A Secondary dwelling is defined as:

***"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 as the principal dwelling, and*

*(c) is located within, or is attached to, or is separate from, the principal dwelling."*

(development is defined by the Warringah Local Environment Plan 2011 (as amended) Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent. (DACPLB03)

### 5. **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)

## 6. **General Requirements**

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

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

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers,

rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

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

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

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

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

(f) 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 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.

(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 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.

(m) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water 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](http://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 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 sewerred areas or managed on-site in unsewerred 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.

(o) New solid fuel burning heaters or existing solid fuel heaters affected by building works must comply with the following:

- (1) AS 2918:2001 Domestic Solid Fuel Burning Appliances – Installation.
- (2) AS 4013:2014 Domestic Solid Fuel Burning Appliances – Method of Determination of Flue Gas Emissions.

Reason: To ensure that works do not interfere with reasonable amenity expectations of

residents and the community. (DACPLB10)

## FEES / CHARGES / CONTRIBUTIONS

### 7. **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 \$ 440,000.00		
<b>Contributions</b>	<b>Levy Rate</b>	<b>Payable</b>
Total Section 94A Levy	0.95%	\$ 4,180.00
Section 94A Planning and Administration	0.05%	\$ 220.00
Total	1%	\$ 4,400.00

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.

### 8. **Security Bond**

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

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

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

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively



a copy is located on Council's website at [www.warringah.nsw.gov.au/your-council/forms](http://www.warringah.nsw.gov.au/your-council/forms)).

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

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

**9. Waste Management Plan**

A waste management plan that addresses Clauses C8 and C9 in the Warringah DCP must be prepared for this development.

Details of the method of transportation and location of the waste/recycling centres are to be included in the plan

Details demonstrating compliance must be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner.(DACHPC03)

**10. Landscape Plans**

- i) The Landscape plans are to include a minimum retaining wall setback of 1.0 metre from the south western (Lincoln Avenue) boundary to provide for planting to the Lincoln Avenue frontage; and
- ii) The garden bed is to be prepared with a suitable soil mix, mulched and planted with native species capable of attaining a minimum height of 2 metres at maturity; and
- iii) Plants selected are to be planted at minimum 1.5 metre centres and be of a minimum pot size of 200 millimetre (mm) at planting.

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

Reason: Environmental amenity and streetscape (DACLACPC1)

**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)

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'\*\*\*
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking\*\*
- (g) AS1668 The use of mechanical ventilation

\*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](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)

## 12. **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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

## 13. **Surveyor's Report**

A Registered Surveyor's identification report indicating the finished ground floor levels to a nominated fixed datum point are in accordance with the levels indicated on the approved plans and in compliance with conditions of Consent. A Surveyor's Report is to be provided for confirmation of roof ridge levels, upon completion of the second storey frame, to demonstrate compliance the conditions of this Consent.

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

Reason: To ensure the height of buildings under construction comply with levels and conditions to minimise view sharing impacts. (DACENE04)

## 14. **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)

## 15. **Trees Condition**

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.

- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLAE03)

**16. 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**

**17. 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)

**18. Landscape Areas**

Landscape areas shown on the approved plan "A006 Landscape Plan Issue B dated 19.6.2016 drawn by Marque Architects" are to be provided and in-place as soft surface landscaping, prior to the issue of the interim occupation certificate.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Interim Occupation Certificate.

Reason: To ensure compliance with standards. (DACHPF04)

19. **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)

20. **Fire Safety Matters**

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

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


21. **Height of vegetation**

Any planting installed along the northern and western boundaries in the rear/side yard of the site is to be maintained at a height not exceeding 3.5 metres, measured from the ground level to the centre top of the plant canopy.


Reason: Protection of local amenity to assist view sharing (DACLAGOG1)

# NORTHERN BEACHES COUNCIL

## ATTACHMENT A

Notification Plan	Title	Date
 2016/072102	Plans - Notification	07/03/2016

## ATTACHMENT B



Notification Document	Title	Date
 2016/209145	Notification Map	28/06/2016

## ATTACHMENT C

Reference Number	Document	Date
 2016/072144	Geotechnical Assessment Report- Amended Plans	23/02/2016
 2016/072128	Report - BASIX -Unit Granny - Stamped	28/02/2016
 2016/072126	Report - BASIX - Unit Main - Stamped	28/02/2016
 2016/072113	Report Statement of Environmental Effects	28/02/2016
 DA2016/0193	58 Lincoln Avenue COLLAROY NSW 2097 - Development Application - Alterations and Additions	04/03/2016
 2016/069723	DA Acknowledgement Letter - Marque Architects	04/03/2016
 2016/072115	Plans - External - Stamped ABSA	07/03/2016
 2016/072117	Plans - Internal - Stamped ABSA	07/03/2016
 2016/072145	Plans - Master Set - Stamped ABSA	07/03/2016
 2016/072121	Report BASIX Certificate and NatHERS Certificates	07/03/2016
 2016/072095	Development Application Form	07/03/2016
 2016/072097	Applicant Details	07/03/2016
 2016/072101	Cost Summary Report	07/03/2016
 2016/072102	Plans - Notification	07/03/2016
 2016/072104	Plan - Survey	07/03/2016
 2016/072134	Certification of Shadow Diagrams with Plans - Stamped ABSA	07/03/2016
 2016/076717	Building Assessment - Fire and Disability upgrades - Assessment Referral - DA2016/0193 - 58 Lincoln Avenue COLLAROY - SS	09/03/2016
 2016/076610	File Cover	10/03/2016
 2016/076614	Referral to AUSGRID - SEPP - Infrastructure 2007	10/03/2016
 2016/076621	Aboriginal Heritage referral	10/03/2016
 2016/078138	Building Assessment Referral Response	14/03/2016
 2016/083599	SEA Map Notification	17/03/2016
 2016/083620	Notification Letter - 8 posted 17/03/2016	17/03/2016
 2016/083938	Development Engineering Referral Response	17/03/2016
 2016/087546	Referral Response - Aboriginal Heritage Office	18/03/2016
 2016/105635	Submission - Cogar	05/04/2016
 2016/105644	Submission - Curby	05/04/2016
 2016/105654	Submission - Hennessy	05/04/2016
 2016/105666	Submission - Trist	05/04/2016
 2016/107110	Submission - Kirkwood	06/04/2016
 2016/112330	Submission Acknowledgement Letter - Glenn Phillip Cogar & Miriam Cogar - SA2016/105635	11/04/2016
 2016/112332	Submission Acknowledgement Letter - Harry Mercer Curby - SA2016/105644	11/04/2016












# NORTHERN BEACHES COUNCIL

	2016/112333	Submission Acknowledgement Letter - Neil Raymond Hennessy - SA2016/105654	11/04/2016
	2016/112334	Submission Acknowledgement Letter - Helga Mary Trist & Clive Trist - SA2016/105666	11/04/2016
	2016/112335	Submission Acknowledgement Letter - Nicholas McKenzie Kirkwood & Robyn Anne Kirkwood - SA2016/107110	11/04/2016
	2016/120031	GM response required - DA Non-Compliant with Neighbours	18/04/2016
	2016/120917	GM response - Brad Hazzard- DA Noncompliant - DA 2016/0193	19/04/2016
	2016/132395	Development Application Site Visit - 58 Lincoln Avenue COLLAROY	28/04/2016
	2016/142456	Landscape Referral Response	06/05/2016
	2016/170905	Site inspection - DA2016/0193 - 58 Lincoln Avenue COLLAROY	01/06/2016
	2016/170909	Site inspection - DA2016/0193 - 58 Lincoln Avenue COLLAROY	01/06/2016
	2016/170916	Site inspection - DA2016/0193 - 58 Lincoln Avenue COLLAROY	01/06/2016
	2016/172846	Site inspection regarding DA - 58 Lincoln Avenue Collaroy	02/06/2016
	2016/174059	DAO Checklist Development Panel Reports - Marque Architects	03/06/2016
	2016/174062	Request for Withdrawal of Development Application - Marque Architects	03/06/2016
	2016/174209	Landcape open space	03/06/2016
	2016/176717	Submission - Kirkwood	07/06/2016
	2016/178419	Office of the Hon. Brad Hazzard - representations - Clive Trist development application	08/06/2016
	2016/178599	Submission - Hennessy and Cogar	08/06/2016
	2016/181015	Submission Acknowledgement Letter - Nicholas McKenzie Kirkwood & Robyn Anne Kirkwood - SA2016/176717	09/06/2016
	2016/181479	Applicant/owner response to request to withdraw DA - Gualtieri	10/06/2016
	2016/185956	Application to Proceed - 58 Lincoln Avenue Collaroy	15/06/2016
	2016/188028	Submission Acknowledgement Letter - Neil Raymond Hennessy & Glenn Phillip Cogar - SA2016/178599	16/06/2016
	2016/188030	Submission Acknowledgement Letter - Catherine Gualtieri & Robert Peter Gualtieri - SA2016/181479	16/06/2016
	2016/206753	Re: DA2016/0193 - 58 Lincoln Ave Collaroy AMENDMENTS 1 of 2	20/06/2016
	2016/206766	A0000 TITLE SHEET	20/06/2016
	2016/206767	A0005 SITE PLAN_SEDIMENT CONTROL PLAN	20/06/2016

# NORTHERN BEACHES COUNCIL

	2016/206768	A0006 LANDSCAPE PLAN	20/06/2016
	2016/206769	A2001 GROUND FLOOR PLAN	20/06/2016
	2016/206770	A2004 ROOF PLAN	20/06/2016
	2016/206771	A2102 FIRST FLOOR PLAN	20/06/2016
	2016/206772	A2103 SECOND FLOOR PLAN	20/06/2016
	2016/206774	A3000 NORTH ELEVATION	20/06/2016
	2016/206775	A3001 EAST ELEVATION	20/06/2016
	2016/206776	A3002 SOUTH ELEVATION	20/06/2016
	2016/206778	A3003 WEST ELEVATION	20/06/2016
	2016/206779	A3004 MATERIAL ELEVATION	20/06/2016
	2016/206780	A3100 SECTION AA_CC	20/06/2016
	2016/206781	A3101 SECTION BB	20/06/2016
	2016/206785	A4000 SHADOW DIAGRAMS EXISTING	20/06/2016
	2016/206786	A4001 SHADOW DIAGRAMS PROPOSED	20/06/2016
	2016/206787	A5000 PERSPECTIVES	20/06/2016
	2016/206788	A5001 PERSPECTIVES	20/06/2016
	2016/206790	A5002 PERSPECTIVES	20/06/2016
	2016/206791	A5003 NEIGHBOURS VIEW	20/06/2016
	2016/206792	A5004 MARKER POINT PERSPECTIVES	20/06/2016
	2016/206793	A6000 GROUND FLOOR PLAN AREAS	20/06/2016
	2016/206794	A6001 FIRST FLOOR PLAN AREAS	20/06/2016
	2016/206795	A6002 SECOND FLOOR PLAN AREAS	20/06/2016
	2016/193706	Submission - Trist	20/06/2016
	2016/193748	:Site Inspection - 58 Lincoln Avenue Collaroy	20/06/2016
	2016/209130	Master Set of Amended Plans June 2016	28/06/2016
	2016/209145	Notification Map	28/06/2016
	2016/209158	DA Notification Letter for Amended Plans (re-notified) - 8 posted 28/6/2016	28/06/2016
	2016/216575	Submission Acknowledgement Letter - Clive Trist & Helga Mary Trist - SA2016/193706	01/07/2016
	2016/217240	Submission no comment - Fei	01/07/2016
	2016/217771	GM Response - Brad Hazzard - DA2016/0193 - Clive Trist	04/07/2016
	2016/218121	Letter reply to applicant/owner complaint	04/07/2016
	2016/226594	Submission in support - Falvo	07/07/2016
	2016/229296	Applicant information - DA2016/0193 - 58 Lincoln Avenue Collaroy	11/07/2016
	2016/229743	Submission in support - Lambrousis	11/07/2016
	2016/232383	Submission in support - Murray	13/07/2016
	2016/232396	Submission - Kirkwood	13/07/2016

# NORTHERN BEACHES COUNCIL

	2016/232408	Submission - Curby	13/07/2016
	2016/232427	Submission - Cogar	13/07/2016
	2016/232433	Submission - Hennessy	13/07/2016
	2016/234027	Submission - James	14/07/2016
	2016/234032	Submission - Trist	14/07/2016
	2016/245530	Administrator response required - Clive Trist to the Administrator - request for meeting - planning issues - DA2016/0193	18/07/2016
	2016/259280	Lincoln Avenue Views Site Insp	02/08/2016
	2016/258133	Peter Robinson - Email Response to Lisa Nagle (Brad Hazzards office) - Site Visit re Planning Matter - Development Application DA2016 0193	03/08/2016
	2016/259220	Administrator response - Clive Trist - 58 Lincoln Ave, Collaroy	04/08/2016

## PANEL PLANS

No plans titled 'ADP Panel Plans' found in TRIM.