

REPORT TO DEVELOPMENT DETERMINATION PANEL

Meeting held on 09 May 2018

47 Mcdonald Street Freshwater - Alterations and additions to a dwelling house

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2017/1321
Responsible Officer:	Isaac Toledano
Land to be developed (Address):	Lot 1 DP 204227, 47 Mcdonald Street FRESHWATER NSW 2096
Proposed Development:	Alterations and additions to a dwelling house
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Development Determination Panel
Land and Environment Court Action:	No
Owner:	Andrew Stephen Bradford Nicole Anne Williams
Applicant:	Andrew Stephen Bradford Nicole Anne Williams
Application lodged:	21/12/2017
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	08/01/2018 to 29/01/2018
Advertised:	Not Advertised
Submissions Received:	2
Recommendation:	Approval
Estimated Cost of Works:	\$ 285,729.00

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning

and Assessment Act 1979 and the associated Regulations. In this regard:

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

SUMMARY OF ASSESSMENT ISSUES

Warringah Local Environmental Plan 2011 - 4.3 Height of buildings
 Warringah Development Control Plan - B1 Wall Heights
 Warringah Development Control Plan - B3 Side Boundary Envelope
 Warringah Development Control Plan - B7 Front Boundary Setbacks
 Warringah Development Control Plan - C3 Parking Facilities
 Warringah Development Control Plan - C4 Stormwater

SITE DESCRIPTION

Property Description:	Lot 1 DP 204227 , 47 McDonald Street FRESHWATER NSW 2096
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the western side of McDonald Street.</p> <p>The site is regular in shape with a frontage of 14.3m along McDonald Street and a depth of 41.1m. The site has a surveyed area of 589.4m².</p> <p>The site is located within the R2 Low Density Residential zone and accommodates a two storey detached dwelling house.</p> <p>The site is characterised by a steep slope, down in a westerly and northerly direction.</p> <p>The site has some vegetation in the front setback, consisting of a tree and grass landscaping. The rear yard is characterised by grass landscaping, rock outcrops and some trees.</p> <p>Detailed Description of Adjoining/Surrounding</p>

Development

Adjoining and surrounding development is characterised by similar single to two storey detached dwelling houses and residential flat buildings.

Map:



SITE HISTORY

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

The subject site is the result of a Torrens subdivision that occurred 22 September 1960:

- Last Plan D.P.6098
- Now D.P. 204227s

C603/74

No specific plans can be found, however, the McDonald Street building cards indicate that a swimming pool was approved and finalized 22 November 1974.

PLM2011/0003

A pre-lodgement meeting for the construction of a garage and alterations and additions including decks. This meeting took place 9 February 2011 and advice was provided that the garage would not be supported.

CDC2014/0273

This is the application for alterations and additions to an existing dwelling house, including the construction of timber decks. The works also included the conversion of the store room into a study, removing the entry roller doors and replacing them with double hung windows. The plans indicate that the existing car space located in front of the newly converted study would be retained, thus approving the site with the provision of one off-street car parking area.

A site visit was performed and revealed that the approved car space had been relocated from the side setback to the front setback. Further investigation was unable to find any formal approval for works associated with relocating the car space and satellite imagery indicates that the works occurred between April 2015 and July 2015.

The subject plans associated with the proposed first floor addition of DA2017/1321 do not portray these changes to the front setback area and rather demonstrate no change to the front setback area. Therefore, this matter has been referred to Council's Compliance department for further investigation.

PROPOSED DEVELOPMENT IN DETAIL

The proposed development is for alterations and additions to an existing dwelling house, including a first floor addition. Specifically:

Ground Floor Alterations:

- Construction of an internal first floor access staircase.
- Internal wall demolition.
- Erect roofing over the portico entry and rear back deck.

First Floor Addition:

- A master bedroom with ensuite and built-in-wardrobe.
- Two (2) bedrooms with built-in-wardrobes.
- Bathroom.
- Sitting area.
- Internal ground floor access staircase.

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

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

Section 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of	<u>Division 8A</u> of the EP&A Regulation 2000 requires the

Section 4.15 Matters for Consideration'	Comments
the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p>consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No additional information was requested.</p> <p><u>Clause 92</u> of the EP&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&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact 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) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	No submissions were received in relation to this application.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify

Section 4.15 Matters for Consideration'	Comments
	the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

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

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

Name:	Address:
Mr Per Jonas Pilhage Helene Gunilla Pilhage	49 A Mcdonald Street FRESHWATER NSW 2096
Mada De Leeuw	47 A Mcdonald Street FRESHWATER NSW 2096

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

- Stormwater

The matters raised within the submissions are addressed as follows:

- **Stormwater**

Comment:

| Concern has been raised regarding the impacts of the existing stormwater system and the stormwater to occur from the proposed development.

In particular:

- The current stormwater drainage is causing problems for houses further down the hill and that the stormwater arrangements for the new addition need to be correctly connected.
- The last building addition to 47 McDonald Street, 2 pipes were added that drains straight under the driveway and then down to 49A McDonald Street instead of connecting to a stormwater pipe.

Response: The application has been referred to Council Stormwater Engineers who have reviewed these issues and recommended conditions to ensure that stormwater runoff from the development (first floor addition) is adequately managed.

- The stormwater for 45 McDonald Street drains into a gully that's flowing directly down into the properties located below and causing flooding issues. Any new buildings planned will have to be connected properly to the stormwater system.

Response: Comments on stormwater runoff can only be made regarding the subject development site, 47 McDonlad Street. Should the complainant be concerned about any existing stormwater runoff impacts from the properties not relevant to this application, the complainant should submit the concerns in writing to Council so that the relevant officer and

department in Council will investigate.

- | A submission has been received regarding the stormwater dye test for surrounding properties along McDonald Street. This is not a matter relevant to the subject development application, and concerns of the existing stormwater system should be submitted in writing to Council so that the relevant officer and department in Council will investigate. The application has been referred to Council Development Engineers who have reviewed the proposal and recommended conditions to ensure that stormwater runoff from the development is adequately managed.

Concluding Comments:

Concerns that are not relevant to this application, regarding the overall existing stormwater system are being addressed through a compliance investigation under DF2018/0178. The application and concerns have been addressed by Council's Development Engineers who have recommended approval, subject to conditions ensuring that stormwater from the proposed development is managed adequately. It is therefore considered that these issues do not warrant refusal or amendment to the application.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
NECC (Development Engineering)	Development Engineers have reviewed the proposed first floor addition and raise no objections to the proposal subject to conditions.
External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

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

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

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

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

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated.

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

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. A303528_02 dated 20 December 2017).

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

SEPP (Infrastructure) 2007

Ausgrid

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

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

Comment:

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

Warringah Local Environmental Plan 2011

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

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings:	8.5m	9.8m	15.2%	No

Compliance Assessment

Clause	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings	No (see detail under Clause 4.6 below)
4.6 Exceptions to development standards	Yes
6.4 Development on sloping land	Yes

Detailed Assessment

4.6 Exceptions to development standards

The following assessment of the variation to Clause 4.3 – Height of Buildings development standard has taken into consideration the questions established in Winten Property Group Limited v North Sydney Council (2001) NSW LEC 46.

Requirement:	8.5 metres
Proposed:	9.8 metres
Is the planning control in question a development standard?	YES
Is the non-compliance with to the clause requirement a Numerical and / or Performance based variation?	Numerical
If numerical enter a % variation to requirement	15.2%

The proposal must satisfy the objectives of Clause 4.3 – Height of Buildings, the underlying objectives of the particular zone, and the objectives of Clause 4.6 - Exceptions to Development Standards under the WLEP 2011. The assessment is detailed as follows:

Is the planning control in question a development standard?

The prescribed Height of buildings limitation pursuant to Clause 4.3 of the WLEP 2011 is a development standard.

What are the underlying objectives of the development standard?

The underlying objectives of the standard, pursuant to Clause 4.3 – ‘Height of buildings’ of the WLEP 2011 are:

(1) The objectives of this clause are as follows:

a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

Comment:

The streetscape is characterised by steeper sloping topography, down in a north westerly direction. This has established a pattern of buildings that steps down with the slope, presenting a mix of facades of single to two storey dwelling houses and residential flat buildings towards the street. Towards the rear, structures are incorporated into the landform, revealing lower levels, presenting the primary visual presence, as the slope steps away from the street. The proposed first floor addition will protrude above the southern adjoining property, which sits on higher ground

levels than that of the subject site. However, potential future first floor development of the southern adjoining property would result in building heights that are consistent with the current step down pattern of the area.

Sites across the street are positioned on higher elevations, and due to the slope of the area, will not result in a development that protrudes above the neighbouring structures. The residential flat buildings in the street are characterised by greater separation from the streetscape. In this regard, given the topographical constraints of the area and potential future development, the building is considered compatible with the height and scale of surrounding / nearby development.

b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,

Comment:

The site includes significant separation from the street due to the size of the road reserve. The road reserve is also characterised by a minor slope which positions the start of the dwelling house at an elevation notably lower than the street. The facades at the front, rear and steeper sections of the topography have been sufficiently articulated and thus it is considered that the visual impact has been minimised. Given the slope of the site and relationship between structures, there will be no unreasonable disruption of views. Windows have been sized, and positioned sensitively to ensure that no unreasonable positions of overlooking are created, protecting the privacy of neighbouring sites. Furthermore, the provided shadow diagrams have demonstrated that all surrounding sites will retain sufficient solar access as a result of the development. The greatest increase in overshadowing will occur at 9:00AM and 3:00PM on the 21st of June. However, the areas to be overshadowed at around 3:00PM are over part of the front yard area and public reserve of the southern adjoining property. The need for solar access in the front yard area is not as necessary as what should be afforded for private open space areas in the rear. It should be noted that solar access will be greater outside of the winter months and that the sites to be overshadowed at 9:00AM will progressively receive more sunlight through the day. In this regard, it is considered satisfactory.

c) to minimise adverse impact of development on the scenic quality of Warringah's coastal and bush environments,

Comment:

There will be no adverse impact of development on the scenic quality of Warringah's coastal and bush environments.

d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities,

Comment:

The dwelling house provides significant separation to the streetscape, by virtue of the road reserve, and sufficient front boundary setbacks. The proposal and current dwelling house maintain a general response to the natural topography of the site, reducing the perceivable visual presence from the road. It is therefore considered that the visual impact of development has been effectively managed.

What are the underlying objectives of the zone?

The underlying objectives of the R2 Low Density Residential zone are:

- *To provide for the housing needs of the community within a low density residential environment.*

Comment:

The proposal will increase the number of bedrooms in the dwelling house, improving its capability in providing for the housing needs of the community within a low density residential environment.

It is considered that the development satisfies this objective.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment:

The proposal is located within the existing building footprint, and will continue to enable other land uses that provide facilities or services to meet the day to day needs of residents. There is no change of use proposed in the subject application.

It is considered that the development satisfies this objective.

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment:

The proposed development will not increase the amount of hard stand space on the site, nor will it result in the removal of any existing landscaped settings. The proposal will provide in excess of the 40% requirement for Landscaped Open Space and the landscaping configuration in the frontage of the site will be maintained.

It is considered that the development satisfies this objective.

Is the variation to the development standard consistent with the objectives of Clause 4.6 of the WLEP 2011?

(1) The objectives of this clause are as follows:

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development.

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Comment:

The proposed variation is consistent with the clause in providing an appropriate degree of flexibility when applying the building height development standard, given the topographical constraints of the site and scale of the first floor addition.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to

justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Comment:

The applicant has provided a written request in the form of a formal Clause 4.6 exception to development standards:

"The proposed encroachment occurs centrally on-site for the pitched roof.

Strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the site for the reason that a revised design would significantly alter the form and aesthetics of the building. Strict compliance would unnecessarily erode quality floor space and function of the space, without any material benefit derived. Other sites in the precinct also have prominent buildings designed to negotiate the terrain. The proposed development does not introduce the need for cut and fill on-site consistent with the above.

Additional shadows cast are reasonable in the context of the site and surrounding development. As the non-compliance occurs at the front of the dwelling, no added overshadowing is caused. No additional privacy implications arise. It is reasonably concluded that "there are sufficient environmental planning grounds to justify contravening the development standard" in this instance."

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

Comment:

The applicants written request has adequately addressed the matters required to be demonstrated by subclause (3).

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Comment:

For reasons detailed above, the proposal is considered to be consistent with the objectives of the R2 Low Density Residential zone in the WLEP 2011.

(b) the concurrence of the Director-General has been obtained

Comment:

Planning Circular PS 17-006 dated 15 December 2017, as issued by the NSW Department of Planning, advises that the concurrence of the Secretary may be assumed for exceptions to development standards under environmental planning instruments that adopt Clause 4.6 of the Standard Instrument where the variation to a numerical standard is not greater than 10%. Following the release of PS 17-006, Council received correspondence from a delegate of the Secretary which granted Council staff, for 12 months from 1 March 2018, the ability to assume the Secretary's concurrence for Class 1 buildings which seek to vary the building height standard by more than 10%. Accordingly, the Secretary's concurrence can be assumed for this application as it is a Class 1 building and is being determined within 12 months of 1 March 2018. The determining authority for this particular application will be the Northern Beaches Development Determination Panel.

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B1 Wall height	7.2m	8.3m	12%	No
B3 Side Boundary Envelope	5m North	One encroachment for a length of 4.2m, at a maximum height of 0.7m (without roof) One encroachment for a length of 5.8m, at a maximum height of 1.6m (with roof)	14% 32%	No
	5m South	One encroachment for a length of 9.4m, at a maximum height of 1.47m (without roof) One encroachment for a length of 9.6m, at a maximum height of 2.4m (with roof)	29.4% 52%	No
B5 Side Boundary Setbacks	0.9m North	2.8m	N/A	Yes
	0.9m South	1.5m	N/A	Yes
B7 Front Boundary Setbacks	6.5m	7.5m	N/A	Yes
B9 Rear Boundary Setbacks	6m	18.3m	N/A	Yes
D1 Landscaped Open Space (LOS) and Bushland Setting	40% (235.76m ²)	44.6% (262.94m ²)	N/A	Yes

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
B9 Rear Boundary Setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	No	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B1 Wall Heights

Description of non-compliance

The proposal includes a wall height of 8.3 metres, which demonstrates a 12% variation to the 7.2 metre control.

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 wall height variation is not visible from the street due to the sloping topography of the site. The subject site provides greater distance to the northern adjoining property by virtue of additional separation provided by the driveways. This results in the development being in closer proximity to the southern adjoining property. However, the degree of revealed wall is lesser, given the topography and relationship between the two sites. The northern elevation has been sufficiently articulated to alleviate the pressure of the visual presence revealed by the landform. It is therefore considered that the visual impact of the development has been adequately managed.

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

Comment:

The proposed development will remain generally beneath the existing tree canopy level.

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

Comment:

The development will achieve a reasonable sharing of views to and from public and private properties.

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

Comment:

The impact on adjoining sites has been minimised in the following ways to the relevant adjoining sites. The northern property includes greater distance from the subject site than that of the southern adjoining property due to the driveway. However, the slope of the site reveals a greater degree of bulk on the northern elevation. The upper level includes varied setbacks to ensure that the facade is sufficiently articulated. This assists in reducing the impact of the predominant bulk of the first floor addition. The southern adjoining property is positioned on higher elevations due to the slope but is in closer proximity to the southern site. Windows have been designed so as to not create positions of unreasonable overlooking.

The southern adjoining property is located on higher elevations than that of the subject site, locating the single floor on the southern upper side of the allotment. The lower floor garage is revealed on the northern side of the southern adjoining property as the landform steps away towards the subject site. The first floor addition of the subject site will protrude slightly above the overall height of the southern adjoining property, but will appear consistent based upon the

varying roof pitches. Given the constraints of the site in terms of the topography, it is considered that the impacts of the development have been sufficiently minimised.

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

Comment:

The site is characterised by steep sloping topography and the proposal does not include any excavation of the natural landform. It is considered that as the first floor addition has been positioned over the existing building footprint, on the upper side of the site that maintains a general response to the site topography.

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

Comment:

Sufficient scope for innovative roof pitch and variation in roof design has been provided.

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 s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

B3 Side Boundary Envelope

Description of non-compliance

The proposed development includes two side boundary envelope encroachments:

North Elevation:

- One encroachment for a length of 4.2 metres, at a maximum height of 0.7 metres [without roof] - 14% variation to the 5 metre control.
- One encroachment for a length of 5.8 metres, at a maximum height of 1.6 metres (with roof) - 32% variation to the 5 metre control.

South Elevation:

- One encroachment for a length of 9.4 metres, at a maximum height of 1.47 metres [without roof] - 29.4% variation to the 5 metre control.
- One encroachment for a length of 9.6 metres, at a maximum height of 2.4 metres (with roof) - 52% variation to the 5 metre control.

Two measurements have been provided to reflect the full extent of the side boundary envelopment encroachments both with, and without the roof. This assessment will focus on the impact without the roof as the predominant impact will result from the parts of the building wall. This is because the roof pitch steps away from all elevations, and the visibility of the parts of the roof due to the angles are only perceivable from an aerial or elevated position.

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 proposed first floor addition includes sufficient articulation by virtue of varying setbacks and roof pitches on the northern, western and eastern elevations. Thus, it is considered that through increased separation and articulation that the the greatest visual impact will occur along the Southern elevation. The southern elevation is the least articulated when compared to the other elevations. However, the southern elevation is located on the upper position of the site and thus, second to the eastern elevation, presenting as the lowest heights. The roof on the existing ground floor will be retained and additional side setback is provided to ensure that a degree of articulation is provided through the southern elevation. The parts of the addition that will protrude above the southern adjoining property are confined to the apex of the roof and minor portions of the roof around the apex. With this exception, the first floor addition will appear consistent with the height of the southern adjoining property. In this regard, sufficient design consideration has been implemented to ensure that the development does not result in visual dominance by virtue of its height and bulk.

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

Comment:

The greatest impacts of overshadowing from the proposed development will occur at 9:00AM and 3:00PM. The proposed first floor addition is in line with the properties in a southerly direction and sufficient setbacks in excess of 0.9 metres are provided on both sides. Increased separation is provided towards the north due to the location of the driveways. The properties to be overshadowed at 9:00AM will progressively receive more sunlight throughout the day and the sites to be overshadowed at 3:00PM will receive sufficient solar access prior to this time. The windows on all elevations have been designed to ensure that no unreasonable positions of overlooking are created by locating larger windows to the rear and front. Increased separation from the rear boundary ensures that the potential for overlooking is effectively mitigated. It is therefore considered that adequate light, solar access and privacy is provided by virtue of sufficient spatial separation between buildings.

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

Comment:

It is considered that as the development will be constructed within the existing building footprint, and that no excavation is included in the proposal that the development maintains a general response to the topography of the site.

Having regard to the above assessment, it is concluded that the proposed development is consistent

with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

B7 Front Boundary Setbacks

The proposed first floor addition is compliant with the front boundary setback requirement. The application does not include any changes to the current parking configuration, nor does it locate any works in the area forward of the building line. Therefore, it should be noted that there is no approval for any works in the area forward of the building line and that this approval is specifically for the first floor addition.

A detailed merit assessment has been completed elsewhere in the report, under Part C3 Parking Facilities.

C3 Parking Facilities

Description of non-compliance

There are no elements of the proposal that would result in any changes to the driveway or front setback area. No approval is provided under this consent for any parking allocation or works to occur in the front setback area of the house, and the approval is confined specifically to the first floor addition.

CDC2014/0273 is for alterations and additions to the existing dwelling house, including the construction of timber decks and was approved 20 June 2014. The external CDC plans indicate the allocation of one (1) off-street parking space located behind the front boundary setback. Warringah Development Control Plan 2011, Appendix 1 - Car Parking Requirements indicates that dwelling houses are to provide two (2) off-street parking spaces. Thus, given the information available, the proposal is deficient of one (1) off-street parking space. An analysis of the plans submitted with the application are consistent with the approval of CDC2014/0273 and shows that there is space available in tandem, within the front boundary setback area to accommodate for an additional parking space.

A site visit indicated a hard stand area in the front setback area and a search of Council records has not found any consent for these works. The location of the potential unauthorised works indicates that the parking space approved under CDC2014/0273 has been relocated from the side boundary setback to the front boundary setback. This matter has been registered as a CRM for investigation by Council's Compliance team regarding potential unauthorised works and no further assessment is required.

C4 Stormwater

Concern has been raised regarding the existing stormwater drainage impact in the area. The application and concerns have been reviewed by Council Development Engineers who have included relevant conditions to ensure that stormwater runoff from the development is adequately managed.

Any concerns regarding the existing stormwater runoff impact is not a matter relevant to this application and is to be addressed through Council's Compliance department. A search of Council's records has found that an investigation has been completed under DF2018/0178 for the same issues.

Please see the Development Engineers referral response and relevant conditions. They have raised no objection to the development, subject to conditions of consent and it is therefore considered satisfactory.

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 \$ 285,729		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 2,714
Section 94A Planning and Administration	0.05%	\$ 143
Total	1%	\$ 2,857

CONCLUSION

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

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

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

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

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

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

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2017/1321 for Alterations and additions to a dwelling house on land at Lot 1 DP 204227, 47 McDonald Street, FRESHWATER, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

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

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Plans, Elevations and Sections - 7206 DA 1 Issue C	27 March 2018	Add-Style MB

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Waste Minimization and Management Plan 47 McDonald Street, Freshwater	20 December 2017	Marcus Betts
Preliminary Geotechnical Assessment J1603	19 December 2017	White Geotechnical Group

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

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

Waste Management Plan		
Drawing No.	Dated	Prepared By
Site Analysis & Waste Management Plan - 7206 DA 2 Issue B	15 December 2017	Add-Style MB

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

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

2. **Prescribed Conditions**

- (a) All building works must be carried out in accordance with the requirements of the DA2017/1321

Building Code of Australia (BCA).

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

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

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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

Reason: Legislative Requirement (DACPLB09)

3. **General Requirements**

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:

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

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

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

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



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

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

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

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

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

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

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

FEES / CHARGES / CONTRIBUTIONS

4. 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 \$ 285,729.00		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 2,714.43
Section 94A Planning and Administration	0.05%	\$ 142.86
Total	1%	\$ 2,857.29

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.

5. Security Bond

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

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

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

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

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

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

6. Stormwater Disposal from Low Level Property

Stormwater shall be disposed of to an existing approved system or in accordance with Council's "Water Management Policy PL 850" in particular the Stormwater Drainage from Low Level

Properties Technical Specification. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with the "Water Management Policy PL 850" are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

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

7. **Compliance with Standards**

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

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

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

8. **External Finishes to Roof**

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

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

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

9. **Sewer / Water Quickcheck**

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

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

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

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

10. **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)

11. **Waste Management During Development**

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

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

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

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

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

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

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

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

13. **Stormwater Disposal**

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

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

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


14. **Waste Management Confirmation**

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


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



ATTACHMENT A











Notification Plan	Title	Date
 2017/542302	Plan - Notification	20/12/2017

ATTACHMENT B

Notification Document	Title	Date
 2018/014830	Notification Map	05/01/2018

ATTACHMENT C

Reference Number	Document	Date
 2017/542297	Plans - Survey	06/08/2017
 2017/542310	Plans - External	19/12/2017
 2017/542305	Report - Geotechnical	20/12/2017
 2017/542303	Report - Statement of Environmental Effects	20/12/2017
 2017/542304	Report - BASIX Certificate	20/12/2017
 2017/542312	Plans - Internal	20/12/2017
 2017/542302	Plan - Notification	20/12/2017
 DA2017/1321	47 Mcdonald Street FRESHWATER NSW 2096 - Development Application - Alterations and Additions	21/12/2017
 2017/536658	DA Acknowledgement Letter - Nicole Anne Williams - Andrew Stephen Bradford	21/12/2017
 2017/542287	Development Application Form	29/12/2017
 2017/542289	Applicant Details	29/12/2017
 2017/542291	Cost Summary Report	29/12/2017
 2017/542306	Report - Waste Management	29/12/2017
 2017/542309	Plans - Certification of Shadow Diagrams with Plans	29/12/2017
 2017/542313	Plans - Master Set	29/12/2017
 2018/014749	DA Acknowledgement Letter (not integrated) - Nicole Anne Williams - Andrew Stephen Bradford	05/01/2018
 2018/014820	Notification Letter - 7	05/01/2018
 2018/014830	Notification Map	05/01/2018
 2018/014892	ARP Map	05/01/2018
 2018/024366	Development Engineering Referral Response - superseded	09/01/2018
 2018/089774	Confirmation of notification sign - 47 Mcdonald Street Freshwater	01/02/2018
 2018/147356	Submission - Pilhage	01/03/2018
 2018/160600	Submission - Mada de Leeuw	05/03/2018
 2018/189698	Site Photos	21/03/2018
 2018/215290	Potential Amendments to Plan	28/03/2018
 2018/226669	RE: Submission Post Referral Completion	10/04/2018
 2018/226762	Development Engineering Referral Response	10/04/2018
 2018/247797	A1 Plan Issue C	19/04/2018
2018/248561 DA2017/1321	Working Plans	20/04/2018

			
	2018/254326	Plans for DDP	24/04/2018
	2018/257752	Request for the assessment panel meeting 9th May - DA2017/1321 - 47 McDonald Street Freshwater	24/04/2018
	2018/260229	Report for DDP	27/04/2018
	2018/262782	DDP Assessment Report	30/04/2018
	2018/262980	DDP Plans	30/04/2018
	2018/264015	Notification Letter DDP Applicant	30/04/2018
	2018/265491	RE: Response to Request for Panel Meeting	01/05/2018
	2018/289833	Submission Acknowledgement Letter - Per Jonas Pilhage & Helene Gunilla Pilhage - SA2018/147356	11/05/2018
	2018/289840	Submission Acknowledgement Letter - Mada De Leeuw - SA2018/160600	11/05/2018

PANEL PLANS

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