



Agenda

Land Use Management Committee

Notice is hereby given that a Land Use Management Committee of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 6 February 2006

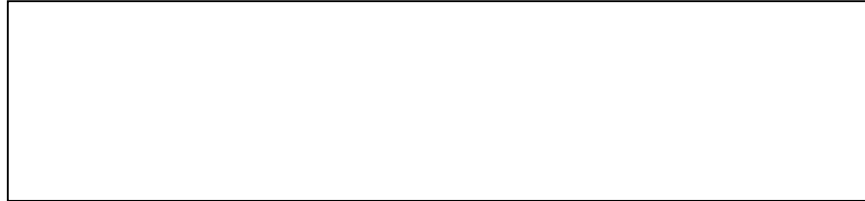
Commencing at 7:30:00 PM for the purpose of considering items included on the Agenda.

Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

*Copies of business papers are available at the Customer Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:
www.manly.nsw.gov.au*

Seating Arrangements for Meetings

Staff Staff General
 Manager Chairperson Staff Minute
 Taker



Mayor Dr Peter
Macdonald

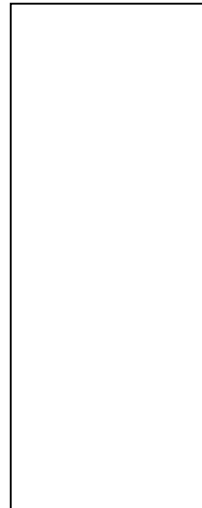
Clr Mark Norek

Clr Joanna Evans

Deputy Mayor
Clr Barbara Aird

Clr Brad
Pedersen

Clr Richard
Morrison



Clr Jean Hay AM

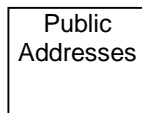
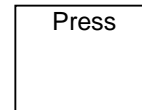
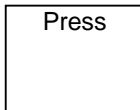
Clr Adele Heasman

Clr Dr Judy Lambert

Clr Simon Cant

Clr David Murphy

Clr Pat Daley



Public Gallery

Chairperson: Clr Dr Judy Lambert
Deputy Chairperson: Clr Richard Morrison

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APOLOGIES AND LEAVE OF ABSENCE**DECLARATIONS OF INTEREST****CONFIRMATION OF MINUTES**

The Land Use Management Meeting of 5 DECEMBER 2005

SITE INSPECTIONS

On Monday 6 February 2006 there will be a site inspection at the following properties:

2A Beatty Street, Balgowlah 8:00am

ENVIRONMENTAL SERVICES DIVISION REPORTS

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CLOSED SESSION

***** END OF AGENDA *****

TO: Land Use Management Committee - 6 February 2006

REPORT: Environmental Services Division Report No. 1

SUBJECT: Shop 1, 2 Sydney Road, Manly

FILE NO: DA135/95

Application Lodged: 18th October 2005
Applicant: Zubeyde Demirbag
Owner: Thousand Miles Pty Ltd
Estimated Cost: \$0.00
Zoning: Manly Local Environmental Plan, 1988 - Business the property is also in the foreshore scenic protection area.
Surrounding Development: hotels retail and commercial premises and residential development
Heritage: The property is in The Corso Conservation Area and is in the vicinity of a number of listed items.

SUMMARY:

1. THE ORIGINAL DEVELOPMENT APPLICATION WAS APPROVED BY COUNCIL ON THE 10TH JULY 1995 SUBJECT TO A SPECIFIC CONSENT CONDITION, REDUCING THE HOURS OF OPERATION FROM THOSE APPLIED FOR TO 8.00 AM TILL 12.00 MIDNIGHT
2. ON THE 13TH DECEMBER 2002 COUNCIL RECEIVED A REQUEST FOR MODIFICATION OF DETAILS OF DEVELOPMENT CONSENT, ASKING THAT THE HOURS OF OPERATION BE EXTENDED TO MONDAY TO THURSDAY 9.00 A.M. TO 4.30 A.M., FRIDAY TO SATURDAY 9.00 A.M. TO 5.00 A.M., AND SUNDAY 9.00 A.M. TO 1.00 A.M.
3. THE APPLICATION WAS REFUSED BY COUNCIL AND THIS DECISION WAS CONVEYED TO THE APPLICANT ON 29TH OCTOBER 2003.
4. ON THE 15TH JANUARY 2004 COUNCIL RECEIVED A REQUEST FOR REVIEW OF THE DETERMINATION OF THE SECTION 96 MODIFICATION UNDER SECTION 82(A).
5. ON 12 FEBRUARY 2004 COUNCIL RECEIVED DOCUMENTATION CONCERNING AN APPEAL TO THE LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES.
6. COUNCIL CONSIDERED THE REVIEW OF DETERMINATION AND RESOLVED TO REITERATE THE PREVIOUS REASONS FOR REFUSAL. THE APPLICANT WAS ADVISED OF THE OUTCOME IN A LETTER DATED 3RD MARCH 2004.
7. ON 17TH OF MAY 2004 A MAYORAL MINUTE WAS ADOPTED AGREEING TO CONSENT ORDERS TO BE MADE BY THE LAND AND ENVIRONMENT COURT ALLOWING FRIDAY AND SATURDAY NIGHTS TO 4.30AM, MONDAY TO THURSDAY TO 3.30AM. SUNDAY NIGHT. 1 A.M. CLOSE.
8. ON 2ND JUNE 2004 THE APPLICANT LODGED A NOTICE OF DISCONTINUANCE OF THE APPEAL.
9. THE APPLICANT LODGED THE CURRENT MODIFICATION ON 28TH OCTOBER 2005.
10. THE APPLICATION WAS NOTIFIED AND OBJECTIONS RECEIVED.
11. THE REQUEST WAS PRESENTED TO COUNCIL'S DEVELOPED ASSESSMENT UNIT MEETING OF THE 14TH DECEMBER 2005 WITH A RECOMMENDATION FOR A LIMITED EXTENSION OF TRADING HOURS FOR A THREE-MONTH TRIAL PERIOD AFTER WHICH TIME THE CLOSING TIME, RETURNED TO 12 MIDNIGHT, SEVEN DAYS A WEEK, UNLESS AN APPLICATION IS APPROVED FOR THIS CONDITION TO REMAIN PERMANENT. THE DEVELOPED ASSESSMENT UNIT RECOMMENDED THE HOURS OF OPERATION BE UNTIL 1.30 A.M. AND THE IMPOSITION OF THE CONDITIONS OF CONSENT CONSISTENT WITH 102 THE CORSO AS ISSUED BY THE COURT.
12. THE MATTER IS PRESENTED TO COUNCIL'S LAND USE MANAGEMENT MEETING AT THE REQUEST OF COUNCILLOR NOREK.
13. FOLLOWING ADOPTION OF THE DEVELOPMENT CONTROL PLAN FOR LATE-NIGHT VENUES 2005 ON 19TH DECEMBER 2005, THE APPLICATION WAS RE-DEBATED BY

Environmental Services Division Report No. 1 (Cont'd)

THE DEVELOPMENT ASSESSMENT UNIT AND IT WAS RESOLVED THAT THE HOURS OF OPERATION ARE NOT TO EXCEED 9.00 A.M. TO 1.00 A.M. MONDAY TO SUNDAY IN ACCORDANCE WITH THIS DEVELOPMENT CONTROL PLAN.

LOCALITY PLAN

Shaded area is subject land.

**REPORT****Introduction**

The original development application applied for the use of the shop for a Turkish pizza and kebab with dips and salads. The hours of operation applied for were 8.00am to 4.00am each day. In granting consent Council limited the hours to 8 a.m. to 12 midnight, seven days a week.

This current application is a request for modification of details of the development consent to allow the extension of approved trading hours to 9:00am – 3:00am, Monday – Thursday; 9:00am – 4:00am, Friday & Saturday; 9:00am – 1:00am Sunday.

Development Control Plan Numerical Assessment

The following is an assessment of the proposal's compliance with the numerical standards of the D.C.P. Where a variation is proposed to the standards an assessment is included in the Planning Comments.

The application is subject to the Development Control Plan for Late-Night Venues 2005.

This development control plan requires premises for food outlets to close at 1.00 a.m. The proposal is to extend the trading hours to 3.00 a.m. Monday to Thursday and 4.00 a.m. Friday and Saturday which does not comply with the DCP.

Applicant's Supporting Statement

In support of the application the owners submitted a letter, which is appended to this report

Submissions

Four (4) submissions were received from local residents. Issues were raised and comments received as follows:-

- ❖ More noise and disturbance,
- ❖ Late night loitering,
- ❖ Drunken behaviour
- ❖ Littering caused by patrons of the business and other late night takeaway food premises.
- ❖ These shops are just going to give people a reason to stay in Manly later, creating more noise and violence.
- ❖ Whilst late-night trading takeaway food bars do not incite violence they do entice the drunks to hang around and cause trouble.
- ❖ Whilst it can be argued that providing food to people reduces the probability that they will become drunk, providing food at 1.00 a.m. or 2.00 a.m. is in fact too late.

Environmental Services Division Report No. 1 (Cont'd)

- ❖ The cost to the Manly community of the discarded papers and food from establishments like this is unacceptable.
- ❖ It is possible to write conditions to deal with issues. However, the premises have been operating illegally and have shown a lack of respect for the area and for the law.
- ❖ The Manly after midnight report deals clearly with this issue. The granting of this Development Application would be contrary to the recommendations contained in this report

Precinct Community Forum Comments

No comments received at the time of writing the Report.

Health Comments

Proceed as per previous health conditions.

Building Comments

No objections.

Planning Comments

Description of Proposal: This is a request for modification of details of development consent under Section 96(1A) to allow extension of the approved trading hours of the takeaway food shop from the existing hours 8am-12am, 7 days a week; to 9:00am – 3:00am, Monday – Thursday; 9:00am – 4:00am, Friday & Saturday; 9:00am – 1:00am Sunday.

Background –

- ❖ The existing food takeaway business was granted operating hours of 8am – 12am under the existing consent on 4 July 1995.
- ❖ A S.96 application for modification of consent to the approved hours was lodged on 13th December 2002, seeking an extension of hours to 4:30am Monday – Thursday, 5:00am close Friday & Saturday, and 1.00am Sunday. This application was refused on 29 October 2003.
- ❖ Reasons for refusal raised issues of influencing late night anti-social behaviour and inconsistency with Council's plan to reduce hours of late night business operations after midnight.
- ❖ A class 1 appeal was lodged with the Land and Environment Court by the applicant on 11 March 2004,
- ❖ A resolution of Council from 17 May 2004 gave support to consent orders for trading hours with closing hours of 3:30am Monday – Thursday, 4:30am Friday & Saturday, and 1am Sundays, with a 12 month trial of this. There was also been known music played from the establishment, after midnight.
- ❖ The LEC appeal was withdrawn on 2nd June 2004 and consequently consent orders as supported by this Council resolution did not take place.
- ❖ A Section.82A Application for Review of Determination was lodged on 3rd February 2004 and was refused by Council on 4 March 2004 for the same reasons as stated to the refusal of the Development Application.

The applicant lodged the current request for modification of details of development consent on 28 October 2005. The proposal was notified and objections received.

The use of the premises as a takeaway food shop is permissible with consent in the zone.

With respect to the objectives of the Business zone, the proposed extension of trading hours is considered unfavourable by increasing incremental impacts on the amenity of neighbouring areas.

Environmental Services Division Report No. 1 (Cont'd)

This is evidenced through the business currently operating until up to 4:30am without consent, with trading after midnight increasing incidences of anti-social behaviour including loitering, littering and excessive crowd noise. This is confirmed from evidence provided in statements from the Manly Police Crime Prevention Unit and Council's Manager Regulatory Services. .

The site is also located with the Foreshore Scenic Protection Area. The proposal seeks no new works therefore it will result in no change in effect to the foreshore scenic protection area.

With respect to heritage, the site is located within the Corso Conservation Area. The change of hours has no effect on the physical form of the building and its location within the conservation area.

The request for modification was presented to the development assessment unit meeting of the 14 December 2005 with a recommendation that-

"The hours of the operation are not to exceed 9am – 12am (midnight) Sunday – Wednesday, and 9am – 1:30am Thursday – Saturday, with the doors to be closed no later than 1:15am and this condition is subject to a three (3) month trial period, after which the closing time shall return to 12am seven (7) days a week unless an application is made for this condition to remain permanent".

The Development Assessment Unit resolved to recommend approval of the application subject to:-

- Hours of operation up to 1:30 a.m.
- Conditions of consent to be consistent with number 102 The Corso Manly as issued by the Court.

Following the adoption of the development control plan for Late-Night Venues 2005 on the 19 December 2005 the request for modification was again presented to the Developed Assessment Unit which recommended that the hours of operation not exceed 9.00 a.m. to 1.00 a.m. Monday to Sunday in accordance with this development control plan.

CONCLUSION:

It is considered that any extension of consent should be consistent with the recently adopted development control plan for Late-Night Venues. It is also considered that the various management measures adopted in relation to the court case for 102 The Corso should also be imposed on this site.

RECOMMENDATION

That Development Application 135/95 for Turkish Pizzas and Kebab Shop at Shop 1, 2 Sydney Road, Manly, be modified subject to the original conditions of consent with Condition No. 1 modified and Condition Nos. 14 to 22 added as follows:-

1. The hours of operation are to be 9:00am to 1:00am each day in accordance with the Development Control Plan for Late-Night Venues.
14. The doors to the shop shall be closed and locked by 1:00am every day.
15. A licensed security guard is to be employed at the shop from 11:00pm until 1:15 am on Friday night/ Saturday morning and Saturday night/ Sunday morning to provide a safe environment for patrons of the shop and members of the public. If the shop is closed earlier than 1:00am, the licensed security guard is required to be present at the shop from 11:00pm until 15 minutes after the doors are closed. Details of contracts with security guards required to be employed pursuant to this condition are to be submitted to the Council on request.

Environmental Services Division Report No. 1 (Cont'd)

16. The security guard is required to provide a safe environment in relation to the following areas:
 - o That area of Sydney Road bounded to the east by the western boundary of Henrietta Lane and bounded to the west by the eastern side of the Arcade in No 4 Sydney Road.
 - o The area within the shop that is accessible to members of the public.
17. The security guard is required to wear a fluorescent jacket with the word "SECURITY" or like term clearly marked on the jacket. The security guard is also required to display his or her security license.
18. Employees of the shop must make patrols of the patrolling areas hourly after 12 midnight to remove litter in the patrolling areas. All litter removed by employees of the shop shall be disposed of lawfully.
19. Employees of the shop shall remove all litter situated within the patrolling areas at closing time. All litter removed by employees of the shop shall be disposed of lawfully.
20. No sound amplification equipment, loud speakers or the like shall be used for the broadcasting/playing of music or similar purposes that are audible from Sydney Road.
21. There are to be no flashing or flickering lights or the like operated in or on the premises that are visible from any public place or adjoining property.
22. The proprietors are to prepare a Plan of Management which is consistent with the Land and Environment Court Judgment No. 10746 dated 26 October 2005 in respect of purpose, amenity of neighbourhood, behaviour of patrons, waste removal, security and safety and security cameras; incorporating closing hours of 1:00am. This Plan of Management is to be submitted to Council prior to commencement of the extended hours. The operation of the premises is to comply with the Plan of Management.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 1 *****

TO: Land Use Management Committee - 6 February 2006

REPORT: Environmental Services Division Report No. 2

SUBJECT: 2A Beatty Street, Balgowlah

FILE NO: DA318/05

Application Lodged: 6 July 2005
Applicant: P Nemes
Owner: J S Wheelhouse
Estimated Cost: \$600,00.00
Zoning: Manly Local Environmental Plan, 1988 - Residential and within the Foreshore Scenic Protection Area
Surrounding Development: Single residential dwellings
Heritage: Not listed as an Item in the Manly LEP but has the potential to be listed as an Item of Environmental Heritage.

SUMMARY:

1. DEVELOPMENT CONSENT IS SOUGHT FOR ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING ON THE SUBJECT PROPERTY.
2. THE APPLICATION WAS NOTIFIED TO THE ADJOINING PROPERTIES AND ONE (1) SUBMISSION OBJECTING TO THE DEVELOPMENT HAS BEEN RECEIVED.
3. THE APPLICATION WAS REFERRED TO THE BALGOWLAH HEIGHTS PRECINCT COMMUNITY FORUM FOR COMMENTS.
4. THE APPLICATION WAS REFERRED TO THE WATERWAYS AUTHORITY FOR COMMENTS.
5. THE APPLICATION WAS REFERRED TO THE RURAL FIRE SERVICES FOR COMMENTS.
6. THIS APPLICATION IS PRESENTED TO COUNCILS LAND USE MANAGEMENT COMMITTEE AT THE REQUEST OF COUNCILLOR MORRISON
7. SITE INSPECTION IS RECOMMENDED.
8. THE APPLICATION IS RECOMMENDED FOR CONDITIONAL APPROVAL.

LOCALITY PLAN

Shaded area is subject land.



REPORT

Introduction

The subject site is located on the northern (low) side of Beatty Street and adjoins Sydney Harbour National park to the east and the Foreshore Reserve to the north. The site is accessed via a Right-of-Carriageway over No. 4 and No. 2 Beatty Street and is currently developed with a single storey fibre cement and stone dwelling.

Development consent is sought for alterations and additions to the existing dwelling. The Ground floor additions wrap around the sides and rear of the existing dwelling resulting in a ground floor level comprising bedroom, bathroom, laundry, kitchen, living room and dining room, and pergola

Environmental Services Division Report No. 2 (Cont'd)

over a new north side deck. The First floor additions are sited over the eastern side addition, comprising two bedrooms, north side deck and a bathroom. The metal roof over the dwelling is also to be replaced with new colourbond roofing.

Development Control Plan Numerical Assessment

The following is an assessment of the proposal's compliance with the numerical standards of the D.C.P. Where a variation is proposed to the standards an assessment is included in the Planning Comments.

	<u>Permitted/ Required</u>	<u>Proposed</u>	<u>Complies Yes/No</u>
Density - Sub Zone 7	1/1150m ² of site area	1/1235m ²	Yes
Floor space ratio	0.4:1	0.22:1	Yes
Wall height West side	6.5m	6.5m	Yes
East side	6.5m	6.5m	Yes
Roof height	3.0m	2.0m	Yes
Setback Front			N/A Battleaxe
Setback Rear	25m	25 – 29m	Yes
West side setback	2.2m	2.2m	Yes
East side setback			
Setback to Reserve	6.0m	3.2m - 6.2m	No
Open space - total percentage	70%	82%	Yes
Open space - total	864.5m ²	1010m ²	Yes
Open space - soft	50%	95% (960m ²)	Yes
Number of Endemic Trees	3	3	Yes
Private Open Space	18m ²	>18m ²	Yes
Car Parking – Residents	2 spaces	2 spaces	Yes

Applicant's Supporting Statement

In support of the application the applicant has submitted a Statement of Environmental Effects, prepared by T 2 T design and a Heritage Impact Statement prepared by Rappoport Pty Ltd, Conservation Architects and Heritage Consultants. Both reports can be found on the Development Application file.

Submissions

In response to the notification, one (1) submission objecting to the development has been received, concerns raised include the following:-

- Adequacy of vehicle carriageway through No. 4 Beatty Street to service Nos. 2 & 2A, Beatty Street.
- Construction access to site.
- Question capacity of drainage pipes.
- Heritage Impact.

Precinct Community Forum Comments

The application was discussed at the Balgowlah Heights Precinct Community Forum on the 9th August 2005 and the following comments received:

Environmental Services Division Report No. 2 (Cont'd)

"Heritage is a very important factor and should be protected. Request for exemption of 1 metre from setback seems to be reasonable."

Engineers Comments

No objections, subject to conditions contained within the Recommendation.

Building Comments

No objections to the proposed alterations and additions to a Class 1(a) dwelling from a building point of view, subject to conditions contained within the Recommendation.

Heritage Comments

The proposal has been redesigned to allow greater exposure of the sandstone cottage and the chimney.

The amended proposal includes: a 1500mm separation from the stone cottage and the east wing; the deletion of the pergola over the deck; a splay on the west wing to orient it away from the corner of the cottage and allowing the chimney greater exposure.

This is an improved design that minimizes the impact of the additions on the significant cottage and as such is acceptable

It is recommended that:-

1. A report be prepared to Council recommending that the property be listed as an item of local significance.
2. Consideration be given to preparing a report to Council recommending that the property be nominated as an item of state significance
3. That a copy of the unpublished manuscript *History – Beatty Street, Balgowlah* by Wheelhouse, S., n.d. be made available to Council

Planning Comments**Site and Location Description**

The site is located at the eastern end of Beatty Street, adjoining Sydney Harbour National Park to the east and Foreshore Reserve to the north.

The site is a battleaxe allotment located on the northern lower side of the street at the rear of a two (2) lot subdivision with access from Beatty Street, and frontage to Forty Baskets Beach. Vehicle access is provided via a Right of Carriageway along the western boundary of No .4 Beatty Street, extending to a double carport along the upper southern boundary of the site. Pedestrian access is provided via a footway handle along the eastern side of No. 4, with stair access extending down along this boundary to the lower portion of the site.

The site has an area of 1,235m². The site also has a fall of approximately 14.5m, with a flat plateau at its upper level on which the existing dwelling is sited, and a steep fall to the foreshore reserve boundary below, a timber shed located adjacent to the foreshore reserve boundary. Landscaping comprises lawns surrounding the dwelling with several small to medium height trees to approximately 8 metres height between the dwelling and the foreshore.

Development in the surrounds comprises two and three storey dwellings with foreshore boatsheds. To the south above are 2 x 2 storey dwellings (No's 2 and 4 Beatty St) and to the west is a 2 and 3

Environmental Services Division Report No. 2 (Cont'd)

storey dwelling. To the east is the edge of the Sydney Harbour National Park and to the north is the foreshore reserve.

Planning Controls & Compliance Assessment***Manly LEP 1988***

The site is located in Zone No.2 – The Residential Zone which permits dwelling houses with the consent of Council. The proposed dwelling is permissible with consent in the zone. The proposal is considered satisfactory in response to the relevant objectives of the zone, with no adverse amenity impacts to neighbouring properties identified in terms of excess overlooking, overshadowing, view loss or visual bulk.

The site is also located within the Foreshore Scenic Protection Area. The proposal will result in a substantial increase in bulk and scale of the building compared with the existing dwelling, however this will be substantially screened by existing trees in the foreshore setback area. The additions will also maintain a relatively small sized one and two storey dwelling when compared with other dwellings in the foreshore surrounds. Consequently its form is considered acceptable in its setting as viewed from the foreshores and waterways of North Harbour.

Environmental Planning and Assessment Act, 1979 (“Integrated Development”)

The proposed works are located within 40m of the foreshore. On this basis the proposal is defined as Integrated Development pursuant to S.91 under Part 4 of the Act whereby concurrence is required from the Waterways Authority. The Authority have granted a permit in this regard with general terms of approval advised.

The site is also within a bushfire prone land and the application was referred to the NSW Rural Fire Service which responded with general terms of approval advised.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The site is located within the foreshore area affected by this policy. The proposal is considered to satisfy the relevant objectives of this SREP, such that it is considered acceptable from the perspective of visual impact and neighbour amenity. In this regard, its bulk, height and form including pitched roof is comparable with that of neighbouring dwellings, being smaller than several nearby dwellings. Preservation of existing trees and shrubs in its front setback to the foreshore reserve complements its setting and provide screening to soften its visual impact. It is also noted that the Waterways Authority have expressed no objection to the proposal, with conditions of approval advised.

Setback to Park Reserve – The proposed 2 storey additions to the eastern side of the dwelling will result in a decrease in setback from a minimum of 5.4m to a minimum of 3.2m as measured at its north-eastern corner. This does not comply with the 6.0m setback required in Council's Residential Development Control Plan (DCP). The departure to this provision is considered acceptable on merit on several grounds:

- Neighbouring development to the reserve at No's 2 and 4 Beatty Street has non-compliant setbacks and are substantially larger in bulk and scale compared with the proposed additions;
- The adjoining portion of reserve does not feature any public paths and is near inaccessible due to its steepness and dense vegetation, therefore the close proximity of the dwelling to this boundary will not generate a noticeable visual impact.
- Existing shrubs and trees along and adjacent to the boundary within the reserve provide screening,
- No clearing of trees will be required to accommodate the eastern side additions such that an increased setback to comply would not noticeably reduce visual impact;

Environmental Services Division Report No. 2 (Cont'd)

- The proposed additions result in a compliant height and a substantially smaller bulk than the maximum permitted for the site, whilst also providing a large surplus of open space and soft landscaping.

It is also noted that compliance with this provision could not be achieved without requiring a comprehensive re-design of the additions, which is not recommended given the efforts in design to work with the character of the historic cottage. Under these circumstances the positioning of the eastern side additions partially within the 6m reserve setback is not considered to result in any detrimental visual or environmental impact, and is considered acceptable on merit.

Submissions

One submission was received from the owner of the neighbouring dwelling No.4 Beatty Street through which access is provided to the site. Concerns raised & response are as follows:

- Adequacy of vehicle carriageway through 4 Beatty St to service 2 & 2A Beatty St –
The subdivision approval for No. 2 Beatty Street which created a separate parcel for the subject site provided for a double parking space on site. The existing right of carriageway that crosses through No. 4 Beatty Street is considered adequate in width for access to Nos. 2, 2A & 4 Beatty Street, it being noted that the width of the driveway narrows from 5.0m to 3.5m for a relatively small section only.
- Construction access to site
The site is acknowledged as being constrained by limited access and its distance from Beatty Street where construction materials will be delivered. Consequently a construction management plan will be required as a condition of the site.
- Question capacity of drainage pipes
This issue relates to the previously approved subdivision and provision of drainage lines as designed by the applicants Consulting Engineer and is not a matter for consideration with this application.
- Heritage Impact
See Heritage Advisors Comments Above.

Clause 10 Objectives of the Residential Zone under the Manly LEP 1988:-

The proposals satisfies the key objectives of the Residential Zone as follows:-

- (a) to set aside land to be used for purposes of housing and associated facilities;
The site is zoned residential and will retain its residential use;
- (b) to delineate, by means of development control in the supporting material, the nature and intended future of the residential areas within the Municipality;
Council's Residential DCP has been considered in the assessment of the proposal.
- (c) to allow a variety of housing types while maintaining the existing character of residential areas throughout the Manly Council area;
The proposed alterations and additions to the dwelling are considered compatible with the character of housing in the locality.
- (d) to ensure that building form, including alterations and additions, does not degrade the amenity of surrounding residents or the existing quality of the environment;
The design of the dwelling as proposed is considered to maintain acceptable levels of neighbour's amenity in terms of privacy, views, overshadowing and visual impact.

Environmental Services Division Report No. 2 (Cont'd)

(e) to improve the quality of the residential areas by encouraging landscaping and permitting greater flexibility of design in both new development and renovations;

The proposal has been reviewed by Council's Landscaping Officer as being acceptable, with no trees proposed for removal.

(f) to allow development for purposes other than housing within the zone only if it is compatible with the character and amenity of the locality;

N/A.

(g) to ensure full and efficient use of existing social and physical infrastructure and the future provisions of service and facilities to meet any increased demand;

The proposal will not result in any increase in demand on services and facilities.

(h) to encourage the revitalisation of residential areas by rehabilitation and suitable redevelopment.

The proposed alterations and additions to the dwelling are considered to complement the site responding to its form, slope and surrounds.

(i) to encourage the provision and retention of tourist accommodation that enhances the role of Manly as an international tourist destination, and particularly in relation to the land to which Manly Local Environmental Plan 1988 (Amendment No 57) applies.

N/A

CONCLUSION:

The proposal has been considered pursuant to Section 79C of the Environmental Planning and Assessment Act 1979, the Manly Local Environmental Plan, 1988, and the Development Control Plan for the Residential Zone 2001. From this assessment the proposal is considered a satisfactory form of development, which notwithstanding non-compliance with the DCP provision for setback to the adjoining National Park Reserve will not result in any adverse amenity impacts to neighbouring properties or the landscape. Accordingly the proposal is subsequently recommended for conditional approval.

RECOMMENDATION

A. It is recommended that:-

1. A report be prepared to Council recommending that the property be listed as an item of local significance.
2. Consideration be given to preparing a report to Council recommending that the property be nominated as an item of state significance
3. That a copy of the unpublished manuscript *History – Beatty Street, Balgowlah* by Wheelhouse, S., n.d. be made available to Council

B. That Development Application No. 318/05 for alterations and additions to an existing sandstone dwelling at 2A, Beatty Street, Balgowlah be approved, subject to the following conditions:-

DA1

This approval relates to drawings/plans Nos. Nos. 03, 08-(4) DA 1.401 Rec C, DA 1.501 Rev C, DA1.502 Rev C, DA1.503 Rev C, and DA1.601 to 604 Rev B all dated 14 November 2005 and received by Council on the 18 November 2005 and Landscape Plan No. L01A dated July 2005 and received by Council on the 6 July 2005 (as amended by revised building footprint 14 November 2005).

Environmental Services Division Report No. 2 (Cont'd)

ANS01

All new masonry walls should not be attached to any sandstone walls directly. A 75mm separation is to be kept and filled with removable fabric selected to cause no injury to the sandstone structure.

ANS02

The proposed works are to be carried out in a manner that minimizes demolition, alterations, new penetrations/fixing or irreversible damage to the significant fabric of the existing building which is a potential Heritage Item. Particular care shall be taken to minimize damage to the significant fabric of the building during the carrying out of the internal fit-out and any electrical or plumbing works.

ANS03

The applicant is to commission experienced tradesperson (as appropriate) that are skilled in traditional building and engineering trades to carry out the proposed scope of works.

ANS04

Should any historic relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with Section 147 of the Heritage Act 1977.

ANS05

Should any Aboriginal relics be unexpectedly discovered than all excavation or disturbance of the area is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

ANS06

An archival photographic record of all contents, including fixtures and fittings as per guidelines provided by the Heritage Office is to be undertaken and submitted to Council.

ANS07

Photographic archival recording is to be made of the existing cottage/dwelling prior to issue of the Construction Certificate and commencement of works.

ANS08

The proposed works are carried out so that:-

- (a) No materials are eroded, or likely to be eroded, are deposited, or likely to be deposited, within the adjoining public reserve, on the bed or shore or into the waters of Manly Cove; and
- (b) No materials are likely to be carried by natural forces to the adjoining public reserve, the bed, shore or waters of Manly Cove.

ANS09

Any material that does enter the adjoining public reserve or waters of Manly Cove must be removed immediately.

ANS10

In relation to the above, best practice methods shall be adopted for the on-site control of runoff, sediment and other pollutants during, and post, construction. Methods shall be in accordance with the relevant specifications and standards contained in the manual *Managing Urban Stormwater - Soils & Construction* issued by the NSW Department of Housing in 1998 and any other relevant Council requirements.

ANS11

The erosion, sediment and pollution controls shall be installed and stabilised before commencement of site works. This does not include the works associated with the construction of the appropriate controls.

Environmental Services Division Report No. 2 (Cont'd)

ANS12

The proposed system for erosion, sediment and pollution control is to be effectively maintained at or above design capacity for the duration of the works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

ANS13

Any material that is to be stockpiled on site is to be covered and stabilised to prevent erosion or dispersal of the material into the adjacent waterway.

ANS14

Native trees that are present on the site and adjoining land are to be retained and fully protected for the duration of the works. In particular, works are to be undertaken with regard to protection of the root zone of trees, including preventing stockpiling of materials, parking of equipment and machinery and alteration of soil levels within the root zone.

ANS15

Foreshore landscaping is to be comprised of locally indigenous species, which represent the original plant communities that would have been found along the shoreline in the vicinity of the subject land.

ANS16

Access for delivery and removal of material to and from the site is not to make use of the public reserve area or the waterway and adjoining foreshore.

ANS17

Construction shall comply with AS3959 - 1999 level 3 'Construction of Buildings in bushfire prone areas'.

ANS18

There is to be no exposed timber on the proposed structure.

ANS19

The entire property shall be managed as an 'inner Protection Area' as outlined within Section 4.2.2 in Planning for Bushfire Protection 2001. as the land has a slope of greater than 18 degrees, the property will be required to be landscaped (eg terracing) to allow the property to be maintained.

ANS20

All fencing shall be constructed from non-combustible materials.

ANS21

In addition to the reticulated water supply, a 10,000 litre tank for the exclusive use for fire fighting purposes shall be provided and a minimum of 3kW (5hp) petrol or diesel powered pump. A 65mm storz fitting and ball or gate valve shall be installed in the tank.

ANS22

All glazing on the south eastern elevation of the proposal shall be installed and certified to withstand a radiant heat flux of 40kW/sm².

ANS23

Roofing shall be gutterless or have leafless guttering and valleys are to be screened with a fire rated material that has a flammability index not greater than 5 when tested in accordance with AS1530.2, to prevent the build up of flammable material.

Environmental Services Division Report No. 2 (Cont'd)

ANS24

A construction management plan detailing the manner of builders/materials, access to and egress from the site is to be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA016

Pursuant to Section 97 of the Local Government Act, 1993, Council requires, prior to issue of the Construction Certificate, or commencement of any excavation and demolition works, payment of a Trust Fund Deposit of \$10,000. The Deposit is required as security of compliance with Conditions of Consent, and as security against damage to Council property during works on the site.

Note: Should Council property adjoining the site be defective eg, cracked footpath, broken kerb etc., this shall be reported in writing to Council, at least 7 days prior to the commencement of any work on site.

Note: Where Council is not the principal certifying authority, refund of the trust fund deposit will also be dependant upon receipt of a final occupation certificate by the Principal Certifying Authority and infrastructure inspection by Council.

DA017

No obstruction shall be caused to pedestrian use of Councils footpath or vehicular use of any public roadway during construction.

DA018

Details of the builder's name and licence number contracted to undertake the works shall be provided to Council/Accredited Certifier prior to issue of the Construction Certificate.

DA019

Insurance must be undertaken with the contracted builder in accordance with the Home Building Act, 1997. Evidence of Insurance together with the contracted builders name and licence number must be submitted to Council /Accredited Certifier prior to issue of the Construction Certificate

DA021

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.

DA022

Retaining walls being constructed in conjunction with excavations with such work being in accordance with structural engineer's details. Certification of compliance with the structural detail during construction shall be submitted to the Principal Certifying Authority.

DA024

A sign must be erected on the subject site in a prominent position stating that unauthorised entry is prohibited and giving details of the name of the builder or the person responsible for the site and 24 hour contact details. The sign is to have dimensions of approximately 500mm x 400mm. Note: The sign is not required if the building on the site is to remain occupied during the course of the building works.

DA026

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans with certification being submitted to the Principal Certifying Authority during construction from a registered surveyor certifying ground and finished ridge levels.

Environmental Services Division Report No. 2 (Cont'd)

DA039

Four (4) certified copies of the Structural Engineer's details in respect of all reinforced concrete, structural steel support construction and any proposed retaining walls shall be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA040

Where any excavation extends below the level of the base of the footing of a building on an adjoining allotment of land, the person causing the excavation shall support the neighbouring building in accordance with the requirements of the Building Code of Australia.

DA044

The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material properly graded and drained and waterproofed in accordance with AS3740. Certification is to be provided to the Principal Certifying Authority from a licenced applicator prior to the fixing of any wall or floor tiles.

DA048

The implementation of adequate care during demolition/ excavation/ building/ construction to ensure that no damage is caused to any adjoining properties.

DA058

An adequate security fence, is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.

DA060

On completion of the building structure a report from a Registered Surveyor is to be submitted to the Principal Certifying Authority confirming that the building has been completed in accordance with the levels as shown on the approved plan.

DA357

Four (4) copies of Architectural Drawings consistent with the development consent and associated specifications are to be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA109

All demolition is to be carried out in accordance with AS2601-2001.

DA111

Asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.

DA087

A detailed stormwater management plan shall be prepared to fully comply with Council's "Specification for on-site Stormwater Management 2003" and shall be submitted with the Construction Certificate application. The stormwater management plan shall be prepared by an experienced Chartered Civil Engineer. The principal Council/Accredited Certifier shall ensure that the design complies with the above said specification prior to the issue of a Construction Certificate.

DA121

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Environmental Services Division Report No. 2 (Cont'd)

DA126

An automatic fire detection and alarm system shall be installed in the proposed dwelling in accordance with the requirements of Part 3.7.2 of the Building Code of Australia 1996 - Housing Provisions.

DA230

No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.

DA237

All healthy trees and shrubs identified for retention on the plan must be:

- (i) Suitably marked before any development starts and be suitably protected from damage during the construction process; and
- (ii) Retained unless their location or condition is likely to cause damage and their removal has been approved by Council.

DA238

All disturbed surfaces on the land resulting from the building works authorised by this approval shall be revegetated and stabilised so as to prevent any erosion either on or adjacent to the land.

DA239

The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree or trees unless in conformity with this approval or subsequent approval is prohibited.

DA240

No tree other than on land identified for the construction of buildings and works as shown on the building plan shall be felled, lopped, topped, ringbarked or otherwise wilfully destroyed or removed without the approval of Council.

DA348

Precautions shall be taken when working near trees to be retained including the following: - do not store harmful or bulk materials or spoil under or near trees - prevent damage to bark and root system - do not use mechanical methods to excavate within root zones - do not add or remove topsoil from under the drip line - do not compact ground under the drip line.

DA255

Any ancillary light fittings fitted to the exterior of the building are to be shielded or mounted in a position to minimise glare to adjoining properties.

DA261

A sediment/erosion control plan for the site shall be submitted for approval to the Council/Accredited Certifier **prior to the issue of the Construction Certificate**. Implementation of the scheme shall be completed prior to commencement of any works on the site and maintained until completion of the development.

DA264

All materials on site or being delivered to the site shall generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 shall be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.

DA269

A Construction Certificate Application is required to be submitted to and issued by the Council/Accredited Certifier prior to any building works being carried out on site.

Environmental Services Division Report No. 2 (Cont'd)

DA270

Should you appoint Council as the Principal Certifying Authority (PCA) then the following inspection/certification during the course of construction are required:-

- Silt control fences
- Footing inspection - trench and steel
- Reinforced concrete slab
- Framework inspection
- Wet area moisture barrier
- Landscaping inspection
- Final inspection

These inspections must be carried out by Council or an Accredited Certifier. The cost of these inspections by Council is \$1540 (being \$220.00 per inspection inclusive of GST). Payment of the above amount is required prior to the first inspection. Inspection appointments can be made by contacting the Environmental Services Division on 9976 1573 or 9976 1587.

At least 24 hours notice should be given for a request for an inspection and submission of the relevant inspection card. Any additional inspection required as a result of incomplete works will incur a fee of \$100.00.

DA271

An Occupation Certificate is to be issued by the Principal Certifying Authority prior to occupation of the development.

DA273

All materials stored on site shall be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.

DA285

Roof and framing including provision for tie downs, bracing and fixings are to be designed by a practising Structural Engineer. The Engineer is to specify appropriate wind category relating to the site terrain, house design and height of the structure, with details being submitted to the Principal Certifying Authority prior to the commencement of framework.

DA332

The capacity and effectiveness of erosion and sediment control devices must be maintained to Council satisfaction at all times.

DA333

A copy of the Soil and Water Management Plan must be kept on-site at all times and made available to Council officers on request.

DA334

Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted.

DA335

Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.

Environmental Services Division Report No. 2 (Cont'd)

DA336

Drains, gutters, roadways and access ways shall be maintained free of sediment and to the satisfaction of Council. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.

DA337

Building operations such as brickcutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

DA338

All disturbed areas shall be stabilised against erosion to Council satisfaction within 14 days of completion, and prior to removal of sediment controls.

DA339

Stormwater from roof areas shall be linked via a temporary downpipe to a Council approved stormwater disposal system immediately after completion of the roof area. Inspection of the building frame will not be made until this is completed to Council satisfaction.

DA340

The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land. The measures must include:-

- (i) siltation fencing;
- (ii) protection of the public stormwater system; and
- (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

DA356

All electrical and telecommunication services to the site are to be provided by underground cabling, with the plans notated prior to the issue of the Construction Certificate.

DA289

Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays. Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.

DA319

Details of the method of termite protection which will provide whole of building protection, inclusive of structural and nonstructural elements, shall be submitted to the Council/Accredited Certifier prior to issue of the Construction Certificate. Attention is drawn to the provisions of Australian Standard 3660.1 "Protection of Buildings from Subterranean Termites New Buildings" and to Council's Code for the "Protection of Buildings Against Termite Attack".

DA320

Prior to issue of the Occupation Certificate, a durable termite protection notice shall be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".

Environmental Services Division Report No. 2 (Cont'd)

DA323

This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 2 *****

TO: Land Use Management Committee - 6 February 2006
REPORT: Environmental Services Division Report No. 3
Report from the General Manager
SUBJECT: 118 North Steyne, Manly
FILE NO: DA508/04

Introduction and Chronology

118 North Steyne is the subject of a DA for a 6 level tower proposed to be positioned in the rear of a heritage listed cottage. The proposal also involves the conservation of the cottage and its subsequent use as a residence.

This application was presented to the DAU in July/August 2005 for a determination. The DAU refused the application on a number of numeric and merits grounds. When the matter was referred to the General Manager, he requested the applicant for an open book assessment of the project so as to enable Council to assess the viability of the proposal that called for the restoration of the heritage item. Unfortunately, this information was not provided in due course. In the meantime, the matter was referred to the L&E Court.

When the matter was listed in the Court, the earlier DAU report recommending refusal was presented to Council at its meeting of 19 September 2005. At that meeting, Council resolved to participate in a Court facilitated Neutral Evaluation process sought by the applicant.

The 19 September 2005 resolution was not actioned due to a motion for its rescission. This was considered and rescinded by Council at its meeting held on the 17 October 2005. The subsequent alternative motion called for a report on the option to relocate the heritage cottage. This report was presented to Council on 5 December 2005. At that meeting, Council resolved to receive and note the report which did not support the relocation of the cottage on a number of heritage grounds and principals. It also resolved to participate in the Neutral Evaluation process. However, this resolution was made the subject of a rescission at the meeting. This rescission was considered by Council on 19 December 2005 when it was finally resolved to *inter alia* "... acknowledge the significance of the proposed removal of the cottage from its historic location will have a high impact on its associational significance. As a consequence the cultural significance of the cottage will be severely reduced".

An onsite Neutral Evaluation was facilitated by a Commissioner of the Court on 9 December 2005. In summary, the Commissioner "could not see any problems with the proposal that would warrant a refusal should the matter proceed to a full hearing". Further, on the question of relocation, the Commissioner expressed a view that that was a "desirable alternative as it would remove a large site constraint while enables a complete restoration". It should be noted that the opinion expressed by the Commissioner at a Neutral Evaluation is not binding on the Court when the matter proceeds to a full hearing.

Following the OM of 19 December 2005, a meeting was held with the applicant on 22 December. At the meeting, the applicant was again requested to provide Council with a copy of the economic and financial sensitivity analysis they have prepared for the project so that Council may on an open book basis assess the question of reasonable takeout focusing on the primary object of restoring the heritage cottage.

Report

There are significant antecedents associated with this application, and Council is now called upon to make a balance of judgement decision on the future of DA508/04. Therefore, it is important that

Environmental Services Division Report No. 3 (Cont'd)

when it does so, that that decision is considered, giving appropriate weight to all the competing factors so that the decision made is defensible and equitable to parties with an interest in the outcome. This does not however mean that Council should place itself in a position to "please all comers", nor defer the decision to another place because it is unable to agree.

Some of the pertinent issues that Council should consider when making a judgement call are, but not limited to the following:

1. What are the public policy imperatives involved in the decision and how will they be achieved or implemented?
2. The paramount issue of public interest verses property rights of owners, and what are the public/private costs/benefits?
3. What externalities will be caused by the intended public policy imperatives, and how can these be minimised?
4. What are the statutory rights of the affected parties and will there be equity impacts involved?
5. What controls apply on the site and the degree to which the application deviates from these (if any)?
6. Giving each factor its appropriate weight, on balance, is the application reasonable in the circumstance?

While the conservation and restoration of the heritage item was a significant public policy issue, as demonstrated by the process involved in its listing, the assessment of this application was carried out no differently to any other application that comes before Council. Heritage issues assessment was limited to the appropriateness of the method and the "faithfulness" of the restoration. On these bases, and in the absence of other relevant information relating to the economics of the proposal, a refusal was recommended.

Now that the applicant has provided Council with a copy of the economic analysis of development options for the site on a Commercial-in-confidence basis, and that Council has had an opportunity to assess that analysis, staff are now satisfied that the proposal that is before Council is the minimum bankable development for this site that satisfies the twin objectives of 1, a reasonable economic takeout by the application and 2, the restoration of the item.

On the issue of compliance, the original (Sept 2005) planning report acknowledged the amenity impacts of the proposed tower on the adjoining properties, and as these could be ameliorated in Council's view, the application was recommended for refusal, notwithstanding that the project as we now know could not be further compromised for economic reasons

In light of the economic analysis provide by the applicant (prepared by independent experts for financing purposes), it is not hard to understand why a further reduction in the size of the development would not possible for financial reasons. Therefore, what remains for Council to consider is the merits of approving the development as was applied for (with conditions) verses the possibility of relocating the item to make way for a new proposal that complies.

And as the relocation option is seen as not in the public interest, as noted in the advice from Council's heritage advisors, and the Heritage Committee, the option that remains for Council is approval or refusal of the application.

Given that the Council's primary public policy objective is to conserve the heritage item in its current context, I believe Council is now sufficiently informed of all the relevant factors to make a

Environmental Services Division Report No. 3 (Cont'd)

balance of judgement decision in favour of approving the application. And this conclusion in my view is defensible and is in the greater public interest than any localised amenity impacts the proposal might cause. This recommendation is totally independent of any non binding oral opinions expressed by the Court to date about this site.

RECOMMENDATION

It is recommended that Council put forward conditions of consent to the Land and Environment Court, so that consent orders can be entered into

That Development Application No 508/04 for alterations and additions to the existing timber cottage, and erection of a six (6) storey residential flat building containing five (5) units with basement parking be approved subject to the following conditions:-

DA1

This approval relates to drawings/plans Job No. 03098 Nos. A2107, A3100-A3105 and A3200-A3201 Issue J and 3202-3203 dated 22 October 2004 and received by Council on the 22 October 2004.

ANS01

The rear section of the cottage indicated as to be rebuilt is to be retained during construction and the plans to be notated accordingly prior to the submission of the Construction Certificate.

ANS02

The rear chimney and fireplace should be retained or rebuilt in order to retain the character and aesthetic appearance of the cottage and the plans are to be notated accordingly prior to the submission of the Construction Certificate.

ANS03

The proposed new balcony with louvred shutter off the proposed bedroom in the roof-space is to be deleted in order to maintain the existing roof which is an important element of the cottage and the plans are to be notated accordingly prior to the submission of the Construction Certificate.

ANS04

The new skylights in the side and rear elevation are to be of a flush with the slate design and of matching colour to blend with the slate roof and the plans are to be notated accordingly prior to the submission of the Construction Certificate.

ANS05

A detailed photographic archival recording in accordance with the relevant guidelines of the NSW Heritage Office is to be prepared prior to the commencement of works on site showing the exteriors and interiors of the existing cottage and out buildings on site. The record is to be submitted to Council and will be lodged with the Local Studies section of Manly Library.

ANS06

All existing Kentia palms (4x4m trunk, 2x2m trunk, 1x3m trunk, 1x1m trunk plus solo specimens approx 6m + trunk noted on site) are to be transplanted to the northern boundary and *Metrosiderus Excelsa* is to be deleted. Additional Kentia specimens and understorey planting to be include so that the proposed bed is adequately planted. *Cordyline Stricta* is suggested as possible plant, and *Dianella* spp. for supplementary understorey planting.

ANS06A

The driveway ramp shall have a mirror installed at the curved section of the driveway to improve safe sight distances for the traffic. The design and details shall be submitted with the application for the Construction Certificate and shall be approved by the Principal Certifying Authority prior to

Environmental Services Division Report No. 3 (Cont'd)

the issue of the Construction Certificate.

ANS07

A give way sign shall be installed at the entrance of the ramp from the carpark such that the vehicles leaving the carpark give way to the entering traffic as recommended by the traffic report by John Hewitt Traffic Planning Associates Pty Ltd. Amended drawings shall be submitted with the application for the Construction Certificate and shall be approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

ANS08

the existing pedestrian pavement in front of the property at North Steyne shall be removed and reconstructed as per Council's "Paving Design Guidelines".

ANS09

If it is proposed to dewater from the excavation a detailed plan of the dewatering shall be submitted to Council for approval. A Construction Certificate shall not be issued until the dewatering plan is approved by Council.

DA001

The development shall be provided with access and facilities for people with disabilities in accordance with Australian Standard 1428.2-1992 Design for Access and Mobility Part 2: Enhanced and additional Requirements (AS1428.2).

DA002

Access in accordance with AS1428.2 shall be provided to and within the main entrance and exit points of the development in accordance with the Manly Development Control Plan for Access.

DA003

Access in accordance with AS4299 - Adaptable Housing shall be provided to at least one unit in the development. Details shall be submitted to the Council/Accredited Certifier prior to issue of the Construction Certificate.

DA005

A minimum of one car space for the vehicle of people with disabilities in all new or refurbished buildings which provide between 10 to 50 car parking spaces, 2 for those which provide between 50 and 100 car spaces. The car spaces shall be identified and reserved at all times and be in the vicinity of lift or as close as possible to public areas and facilities. The car spaces shall have minimum dimensions and headroom to conform to Australian Standard AS/NZS 2890.1: 2004. This space should be adjacent to the lift and away from the ramp where traffic movement is highest. A notice shall be displayed at the entrance to the parking station and at each change in direction indicating the location of car spaces and the maximum headroom for vehicles. Details shall be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA007

Appropriate signage and tactile information indicating accessible facilities shall be provided at the main entrance directory or wherever directional signage or information is provided to those buildings where access and facilities have been provided. Such signage shall have to regard to the provisions AS1428.2.

DA9

The construction of a vehicular footpath crossing is required. The design and construction shall be in accordance with Council's Policy. All works shall be carried out prior to the issue of Occupation Certificate.

Environmental Services Division Report No. 3 (Cont'd)

DA10

The construction of a kerb layback is required. The design and construction shall be in accordance with Council's Policy. All works shall be carried out prior to the issue of Occupation Certificate.

DA011

The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.

DA13

A long section of the driveway shall be submitted with the Construction Certificate Application. The long section is to be drawn at a scale of 1:20 and shall include Relative Levels (RL) of the road centreline, kerb, road reserve, pavement within property and garage floor. The RLs shall include the existing levels and the designed levels.

DA014

No portion of the proposed building or works, including gates and doors during opening and closing operations are to encroach upon any road reserve or other public land.

DA016

Pursuant to Section 97 of the Local Government Act, 1993, Council requires, prior to issue of the Construction Certificate, or commencement of any excavation and demolition works, payment of a Trust Fund Deposit of \$20,000. The Deposit is required as security of compliance with Conditions of Consent, and as security against damage to Council property during works on the site.

Note: Should Council property adjoining the site be defective eg, cracked footpath, broken kerb etc., this shall be reported in writing to Council, at least 7 days prior to the commencement of any work on site.

Note: Where Council is not the principal certifying authority, refund of the trust fund deposit will also be dependant upon receipt of a final occupation certificate by the Principal Certifying Authority and infrastructure inspection by Council.

DA017

No obstruction shall be caused to pedestrian use of Council's footpath or vehicular use of any public roadway during construction. .

DA341

Any Heritage listed stone kerb, removed for construction of a driveway or other approved works, is to be removed without damaging it and contact is to be made with Council's Manager, Construction and Maintenance, for the stone to be transported to Council's Depot.

DA342

Separate application shall be made to Council's Infrastructure Division for approval to complete, to Council's standards and specifications, works on Council property. This shall include vehicular crossings, footpaths, drainage works, kerb and guttering, brick paving, restorations and any miscellaneous works. Applications shall be made a minimum of twenty-eight (28) days prior to commencement of proposed works on Council's property. Applicant to notify Council at least 48 hrs before commencement of works to allow Council to supervise/inspect works.

DA343

Any adjustment to the public utility service is to be carried out in compliance with their standards and the cost is to be borne by the applicant.

DA018

Details of the builder's name and licence number contracted to undertake the works shall be

Environmental Services Division Report No. 3 (Cont'd)

provided to Council/Accredited Certifier prior to issue of the Construction Certificate.

DA021

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.

DA022

Retaining walls being constructed in conjunction with excavations with such work being in accordance with structural engineer's details. Certification of compliance with the structural detail during construction shall be submitted to the Principal Certifying Authority.

DA023

No person shall use or occupy the building or alteration which is the subject of this approval without the prior issue of an Occupation Certificate.

DA024

A sign must be erected on the subject site in a prominent position stating that unauthorised entry is prohibited and giving details of the name of the builder or the person responsible for the site and 24 hour contact details. The sign is to have dimensions of approximately 500mm x 400mm. Note: The sign is not required if the building on the site is to remain occupied during the course of the building works.

DA026

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans with certification being submitted to the Principal Certifying Authority during construction from a registered surveyor certifying ground and finished ridge levels.

DA030

No portion of the proposed building is to encroach onto a Public Road or Reserve, except as may be permitted by the Local Government Act 1993.

DA031

Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on or encroach over the allotment boundary. Your attention is directed to the provisions of the Dividing Fences Act which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position which may involve a survey to identify the allotment boundary.

DA037

Four (4) certified copies of the Structural Engineer's details in respect to the structural details of the proposed building shall be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA038

A Certificate of Adequacy signed by a practising Structural Engineer is to be submitted to the Council/Accredited Certifier in respect of the load carrying capabilities of the existing dwelling structure to support the additions prior to the issue of the Construction Certificate.

DA039

Four (4) certified copies of the Structural Engineer's details in respect of all reinforced concrete, structural steel support construction and any proposed retaining walls shall be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

Environmental Services Division Report No. 3 (Cont'd)

DA040

Where any excavation extends below the level of the base of the footing of a building on an adjoining allotment of land, the person causing the excavation shall support the neighbouring building in accordance with the requirements of the Building Code of Australia.

DA044

The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material properly graded and drained and waterproofed in accordance with AS3740. Certification is to be provided to the Principal Certifying Authority from a licenced applicator prior to the fixing of any wall or floor tiles.

DA045

All materials and finishes of the proposed additions to the cottage are to match, as closely as possible the material and finish of the existing building with reuse of existing material where possible.

DA047

A suitable sub-surface drainage system being provided adjacent to all excavated areas and such drains being connected to an approved disposal system.

DA048

The implementation of adequate care during demolition/ excavation/ building/ construction to ensure that no damage is caused to any adjoining properties.

DA050

Certificate(s) from a professional Engineer or other appropriately qualified person is to be submitted which certifies that material, design and/or form of construction complies with the requirements of Clause A2.2 of the Building Code of Australia.

DA054

Prior to excavation applicants should contact the various utility providers to determine the position of any underground services.

DA058

An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.

DA059

Building work shall not progress beyond first floor level until such time as Registered Surveyors details of levels are submitted to the Principal Certifying Authority. These levels shall confirm that the works are in accordance with the levels shown and approved in the development approval.

DA060

On completion of the building structure a report from a Registered Certifier is to be submitted to the Principal Certifying Authority confirming that the building has been completed in accordance with the levels as shown on the approved plan.

DA061

A certificate from a Registered Certifier identifying the location of the building on the site is to be submitted to the Principal Certifying Authority immediately upon completion of the foundations and prior to work proceeding above dampcourse level.

DA064

Each level of the building, at completion of construction of the external walls, is to be certified by a Registered Surveyor as complying with floor area calculations with certificate from the Registered

Environmental Services Division Report No. 3 (Cont'd)

Surveyor being submitted to the Principal Certifying Authority.

DA344

A dilapidation report in regard to adjoining properties and Council land is to be submitted to Council with the Trust Fund Deposit prior to the issue of the Construction Certificate.

DA345

A report from a qualified Geotechnical Engineer regarding the stability of the site is to be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA357

Four (4) copies of Architectural Drawings consistent with the development consent and associated specifications are to be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA065

All external cladding and trim of the approved building shall be of a non reflective nature (with reflectivity index of maximum 20%). Details of such finishes shall be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA066

Suitable internal or external clothes drying facilities shall be provided. Where external clothes drying facilities are provided, details of the screening of these facilities are to be incorporated in the landscape design. Details of clothes drying facilities shall be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA069

All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes shall be concealed within the building. Plumbing other than stormwater downpipes shall not be attached to the external surfaces of the building.

DA070

The dimension of carparking and aisle widths in the carpark are to be as set out in the Australian/New Zealand Standard for off street parking AS/NS25 2890.1 2004. Plans are to be adjusted accordingly prior to the submission of the Construction Certificate.

DA072

The visitor car spaces shall be accessible at all times and a sign post shall be erected at the vehicular entry point(s) of the development indicating the location of the spaces.

DA074

Loading and unloading of vehicles and delivery of goods to the land shall at all times be carried out within the site. The area set aside for carparking as shown on the approved plan shall be used for the parking of vehicles and for no other purpose. Any loading or unloading of materials of potential environmental damage must be appropriately bunded with adequate spill response equipment in place to ensure nil runoff from the site.

DA077

An approved water interceptor shall be provided across the driveway at the street boundary and all stormwaters shall be conveyed by underground pipe to Council's street gutter to the satisfaction of the Principal Certifying Authority.

DA083

All work involving lead paint removal must not cause lead contamination of the air or ground.

Environmental Services Division Report No. 3 (Cont'd)

DA111

Asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.

DA084

Roofwaters and surface stormwaters from paved areas is to be conveyed by pipeline to Councils street gutter in accordance with Council's standards and specification for Stormwater Drainage.

DA119

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) that should be implemented in the building premises shall be submitted with the Construction Certificate application, in accordance with Part 9 Clause 168 of the Environmental Planning and Assessment Regulation 2000. Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

DA120

The building being erected in Type A construction for a Class 2 & 7 building in accordance with the Fire Resistance Provisions of the Building Code of Australia.

DA121

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

DA133

All sound producing plant and equipment being installed and operated in such a manner so as not to create a noise nuisance.

DA145

Bollards shall be installed outside exit doors so that such exit doors are not capable of being obstructed by vehicles, goods or other items.

DA146

A clear and unobstructed path of travel is to be provided to all required exit doors in the building, each being at least 1000mm wide (subject to an increase required by any other condition herein in relation to aggregate exit width) and 2000mm in height. NOTE: The owner of a building who AT ANY TIME fails to keep a path of travel leading to a required exit, or a stairway, passageway or ramp serving as or forming part of a required exit clear of anything which may impede the free passage of persons is guilty of an offence and liable to a penalty of \$1,000.00.

DA270

Should you appoint Council as the Principal Certifying Authority (PCA) to undertake inspections during the course of construction then the following inspection/certification are required:-

Silt control fences

Footing inspection - trench and steel

Reinforced concrete slab X 7

Framework inspection X 2

Wet area moisture barrier X 6

Drainage inspection

Driveway crossing/kerb layback

Landscaping inspection

Final inspection

The cost of these inspections by Council is \$4620 (being \$220.00 per inspection inclusive of GST). Payment of the above amount is required prior to the first inspection. Inspection appointments can

Environmental Services Division Report No. 3 (Cont'd)

be made by contacting the Environmental Services Division on 9976 1573 or 9976 1587.

At least 24 hours notice should be given for a request for an inspection and submission of the relevant inspection card. Any additional inspection required as a result of incomplete works will incur a fee of \$100.00.

DA276

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water web site www.sydneywater.com.au/customer/urban/index or telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the linen plan/occupation of the development.

DA279

All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.

DA280

All site waters during excavation and construction shall be contained on site in an approved manner to avoid pollutants entering into the Harbour or Council's stormwater drainage system.

DA283

De-watering from the excavation or construction site must comply with the Protection of the Environment Operations Act 1997 and the following:

- a) Ground water or other water to be pumped from the site into council's stormwater system must be sampled and analysed by a NATA certified laboratory or Manly council for compliance with ANZECC Water Quality Guidelines
- b) If tested by NATA certified laboratory, the certificate of analysis issued by the laboratory must be forwarded to Manly Council as the appropriate regulatory authority under the Protection of the Environment Operations Act 1997, prior to the commencement of de-watering activities.
- c) Council will grant approval to commence site de-watering to the stormwater based on the water quality results received.
- d) It is the responsibility of the applicant to ensure that during de-watering activities, the capacity of the stormwater system is not exceeded, that there are no issues associated with erosion or scouring due to the volume of water pumped.
- e) Turbidity readings must not at any time exceed the ANZECC recommended 50ppm (parts per million) for receiving waters.
- f) Also the developer must contact the Department of Infrastructure, Planning and Natural Resources and comply with any of their requirements.

DA285

Roof and framing including provision for tie downs, bracing and fixings are to be designed by a practising Structural Engineer. The Engineer is to specify appropriate wind category relating to the site terrain, house design and height of the structure, with details being submitted to the Principal Certifying Authority prior to the commencement of framework.

DA325

The applicant shall comply with all requirements of either the Local or Regional Traffic Advisory

Environmental Services Division Report No. 3 (Cont'd)

Committees.

DA326

In accordance with the Roads Act 1993, written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb & gutter, footway, nature strip, or other property under Council's control.

DA329

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

DA340

The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land.

The measures must include:-

- (i) siltation fencing;
- (ii) protection of the public stormwater system; and
- (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

DA332

The capacity and effectiveness of erosion and sediment control devices must be maintained to Council's satisfaction at all times.

DA337

Building operations such as brickcutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

DA233

The collection of garbage from the premises is not to occur between the hours of 10.00pm and 5.00am Monday to Sunday, without the prior approval of Council, to minimise disruption to neighbouring properties.

DA234

A Waste Management Plan is to be submitted with the application for a Construction Certificate in accordance with Council's Development Control Plan for Waste Minimisation and Management.

DA236

Landscaping is to be carried out in accordance with the approved Landscape Plan submitted in conjunction with the Development Application. Evidence of an agreement for the maintenance of all plants for a period of 12 months from the date of practical completion of the building is to be provided to the Principal Certifying Authority prior to issue of the Final Occupation Certificate.

DA237

All healthy trees and shrubs identified for retention on the plan must be:

- (i) Suitably marked before any development starts and be suitably protected from damage during the construction process; and
- (ii) Retained unless their location or condition is likely to cause damage and their removal has been approved by Council.

DA238

All disturbed surfaces on the land resulting from the building works authorised by this approval shall be revegetated and stabilised so as to prevent any erosion either on or adjacent to the land.

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DA239

The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree or trees unless in conformity with this approval or subsequent approval is prohibited.

DA240

No tree other than on land identified for the construction of buildings and works as shown on the building plan shall be felled, lopped, topped, ringbarked or otherwise wilfully destroyed or removed without the approval of Council.

DA241

Details shall be submitted to the Council/Accredited Certifier prior to issue of the Construction Certificate indicating the proposed method of water proofing and drainage of the concrete slabs over which landscaping is being provided.

DA348

Precautions shall be taken when working near trees to be retained including the following: - do not store harmful or bulk materials or spoil under or near trees - prevent damage to bark and root system - do not use mechanical methods to excavate within root zones - do not add or remove topsoil from under the drip line - do not compact ground under the drip line.

DA323

This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.

DA225

The pedestrian footpaths and pavements in the streets surrounding the proposed development shall be constructed as per Manly Council's Paving Design guidelines dated February 2002. a detailed design showing the above details shall be submitted with the application for Construction Certificate and shall be approved by the Principal Certifying authority prior to the issue of the Construction Certificate.

DA229

Excavation adjacent to the road boundary shall be adequately shored to support the roadway and all improvements and services within the road reserve. Protective fencing shall be provided to ensure the safety of the public.

DA230

No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.

DA231

The applicant/owner shall dedicate at no cost to Council that portion of the site affected by the road widening of/corner splay. The plan of resubdivision and dedication is to occur prior to occupation of the property, with the applicant/owner to enter into an undertaking with Council prior to issue of the Construction Certificate/Subdivision Certificate.

DA253

All lights used to illuminate the exterior of the buildings or site shall be positioned and/or fitted with cut off luminaries (baffles) so as to prevent the emission of direct light onto adjoining roadways and land.

DA254

Glare from internal lighting shall not be permitted to extend beyond the limits of the building authorised by this approval.

Environmental Services Division Report No. 3 (Cont'd)

DA256

The carpark levels are to be provided with a system of mechanical ventilation in accordance with AS 1668.2 with details being submitted to the Council/Accredited Certifier prior to issue of the Construction Certificate.

DA257

All towers, ventilation/ducting, exhaust fan structures and any other structures on the roof are to be the subject of a separate Development Application.

DA259

All engineering works are to be completed prior to the issue of the Subdivision Certificate.

DA261

A sediment/erosion control plan for the site shall be submitted for approval to the Council/Accredited Certifier prior to the issue of the Construction Certificate. Implementation of the scheme shall be completed prior to commencement of any works on the site and maintained until completion of the development.

DA262

Prior to the issue of the Construction Certificate, the applicant shall submit details of protective hoardings, fences, and lighting which are to be provided during demolition, excavation and building works in accordance with the requirements of the Department of Industrial Relations, Construction Safety Act and the WorkCover Authority.

Note: On corner properties, particular attention is to be given to the provision of adequate sight distances.

DA267

Any future structures to be erected on the site shall be the subject of a Development Application and Construction Certificate Application.

DA268

The applicant shall consult with Energy Australia to determine the need and location of any electrical enclosure for the development. Should an electrical enclosure be required, the location and dimensions of this structure are to be detailed prior to the issue of a Construction Certificate. In the event of Energy Australia requiring a sub-station, the applicant shall consult with Council or its delegate with a view to dedication of the land for the sub-station as public roadway.

DA269

A Construction Certificate Application is required to be submitted to and issued by the Council/Accredited Certifier prior to any building works being carried out on site.

DA271

An Occupation Certificate is to be issued by the Principal Certifying Authority prior to occupation of the development.

DA272

Issue of a Compliance Certificate from the Principal Certifying Authority prior to occupation to the effect that:

1. Required inspections have been undertaken and the work has been completed in accordance with the approved plans and specifications, the Development Consent and the Construction Certificate.

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2. Documentary evidence relative to:
- roof trusses details
 - tie down and bracing details
 - termite protection notice
 - wet areas waterproofing certificate
 - reinforcement concrete and structural members details
 - structural engineers inspection certificate
 - survey certificate
 - floor/finished ridge level certificate
 - hydraulic consultants certificate
 - mechanical ventilation engineer's certificate

has been received by the Principal Certifying Authority, this information in accordance with the terms and conditions of the Consent and Construction Certificate and to the satisfaction of the Principal Certifying Authority.

DA274

Payment of contributions in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, is required for the development. The amount being in accordance with Council's Section 94 Policy applicable at the time of payment prior to the issue of the Construction Certificate.

DA353

The applicant/owner shall enter into a legal agreement to transfer to Council at no cost that portion of the site affected by the road widening of North Steyne. This legal agreement, to be prepared at the applicants/owners expense by Council's Solicitors, is required to be executed prior to the issue of a Construction Certificate and the transfer is to occur prior to the occupation of the building.

DA356

All electrical and telecommunication services to the site are to be provided by underground cabling, with the plans notated prior to the issue of the Construction Certificate.

DA359

The selection, installation and operation of the domestic solid fuel heater must comply with the NSW Environmental Protection Authority's Environmental Guidelines for Selecting, Installing and Operating Solid Fuel Heaters.

DA360

The operation of the solid fuel heater must not cause a nuisance to neighbouring residents through the emission of air impurities or offensive odours. Air impurity and offensive odour are defined in the Protection of the Environment Operations Act 1997.

DA286

Details shall be submitted to the Council/Accredited Certifier indicating the method of sound proofing all roof terraces, decks and balconies prior to issue of the Construction Certificate.

DA289

Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays.

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Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.

DA290

The operations of mechanical services are not to give rise to an offensive noise within the meaning of the Protection of the Environment Operations Act 1997.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 3 *****

TO: Land Use Management Committee - 6 February 2006
REPORT: Environmental Services Division Report No. 4
SUBJECT: Development Application Currently Being Processed
FILE NO:

SUMMARY

Development Application Currently Being Processed During February 2006.

REPORT

The following applications are currently with Council's Development Assessment for determination.

DA#	Date Rec by Council	Site Address	Proposal	Target Date	DEL DAU LUM
DA187/05	11-Apr-05	3A Magarra Place	Demolition & New Multi Level Dwelling, Carpark and Landscaping	01-Mar-06	DAU
DA389/05	8-Aug-05	9 Smith Street	Alts & 1st Floor Adds	20-Feb-06	DAU
DA406/05	9-Sep-05	2A Allenby Lane	Alts & Adds to Existing Dwelling	15-Feb-06	DAU
DA453/05	20-Sep-05	5 Alto Avenue	Single Carport	04-Mar-06	DAU
DA443/05	26-Sep-05	46 Addison Road	Balconies to an Existing RFB	10-Feb-06	DAU
DA457/05	26-Sep-05	9 Ethel Street	Alterations & Additions to 2 Existing Dwellings	04-Mar-06	DAU
DA451/05	29-Sep-05	27 Golf Parade	Alterations & 1st Floor Additions, Garage & Pool	20-Feb-06	DAU
DA449/05	6-Oct-05	23 Barrabooka Street	Alterations & Additions to Dwelling	20-Feb-06	DAU
DA458/05	10-Oct-05	39 White Street	Pool	20-Feb-06	DEL
DA459/05	12-Oct-05	20 Alto Avenue	Demolition and New Building	18-Mar-06	DAU
DA484/05	20-Oct-05	55 West Street	Alterations & Additions to Dwelling	02-Mar-06	DAU
DA473/05	25-Oct-05	88 Ellery Parade	Erection of Carport	10-Mar-06	DEL
DA478/05	1-Nov-05	21 East Esplanade	Alterations & Additions to Dwelling	04-Mar-06	DAU
DA472/05	11-Nov-05	55 New Street	Alts & Adds to Dwelling & Garage	06-Mar-06	DAU
DA493/05	14-Nov-05	165a Seaforth Crescent	Alts & Adds & news Lower Level Family Room	25-Mar-06	DAU
DA501/05	21-Nov-05	110 The Corso	Awnings	Awaiting Information	
DA502/05	21-Nov-05	4 Benelong Street	Alts & Adds & New Carport	25-Mar-06	DAU
DA296/05	23-Nov-05	85 Gurney Crescent	Section 96 Modification	25-Mar-06	DAU
DA503/05	23-Nov-05	17 Belgrave Street	Signage	25-Mar-06	DEL
DA504/05	24-Nov-05	51 Ethel Street	Strata Subdivision	15-Feb-06	DAU
DA319/03	16-Jul-03	14 Kempbridge Avenue	Alterations and Additions	Awaiting Information	
DA587/02	3-May-05	14 Reddall Street	Section 96 Modification	Awaiting Information	
DA383/05	31-Aug-05	14 Castle Circuit	New Dwelling & Pool	07-Feb-06	DAU

Environmental Services Division Report No. 4 (Cont'd)

DA415/05	15-Sep-05	37 Lodge Street	Strata Subdivision of Existing RFB	Awaiting Information	
DA470/05	30-Sep-05	52 Pacific Parade	Erection of an Awning	07-Feb-06	DAU
DA424/05	10-Oct-05	13 Nield Avenue	Alts & 1st Floor Adds to Existing semi-detached dwelling	02-Feb-06	DAU
DA456/05	18-Oct-05	43 Addison Road	Alts & Adds, Carport, Pool and Landscaping	28-Feb-06	DAU
DA469/05	25-Oct-05	45 Gurney Crescent	Demolition & New Dwelling	28-Feb-06	DAU
DA479/05	25-Oct-05	93 Addison Road	Pool	28-Feb-06	DAU
DA494/05	31-Oct-05	137A & 141 Seaforth Crescent	Fence	28-Feb-06	DAU
DA497/05	18-Nov-05	30 Upper Clifford	Alts & Adds including New Balcony	09-Mar-06	DAU
DA319/04	21-Nov-05	16 Lower Beach Street	Section 96 Modification	02-Feb-06	DAU
DA496/05	25-Nov-05	22 Ellery Parade	Convert Garage to Cabana	Awaiting Information	
DA505/05	27-Nov-05	21b Cliff Street	Alts & Adds, Deck & Carport	09-Mar-06	DAU
DA528/05	2-Dec-05	120 Seaforth Crescent	Alterations & Additions to Dwelling	09-Mar-06	DAU
DA358/05	24-Aug-05	266 Sydney Road	Strata Subdivision of 1 House into 2 Units	Awaiting Information	
DA547/03	14-Nov-05	30 Peacock Street	Section 96 Modification	Awaiting Information	
DA342/05	27-Aug-05	10 & 10A Addison Road	Demolition & Erection of RFB and Strata Subdivision	07-Feb-06	DAU
DA405/05	15-Sep-05	86 Ellery Parade	Alts & Adds including 1st Floor	02-Feb-06	DAU
DA403/05	21-Sep-05	85-87 Lauderdale Avenue	Alts & Adds to RFB including new Basement unit & Associated Works	07-Feb-06	DAU
DA507/04	21-Sep-05	23 Francis Street	Section 96 Modification	09-Feb-06	DAU
DA410/05	22-Sep-05	15 Lodge Street & 227 Condamine Rd	Multi-Unit development Four (4) Residential Dwellings	09-Feb-06	DAU
DA482/05	26-Sep-05	24 Tabalum Road	Deck & Balcony	14-Feb-06	DAU
DA423/05	29-Sep-05	59 Ethel Street	Erection of Mixed Use Development	14-Feb-06	DAU
DA444/05	29-Sep-05	85 West Street	Alterations & Additions to RFB	16-Feb-00	DAU
DA463/05	30-Sep-05	31 Victoria Parade	Alts & Adds to RFB & New Upper Floor	16-Feb-06	DAU
DA67/05	7-Oct-05	123 Bower Street	Section 96 Modification	21-Feb-06	DAU
DA474/05	19-Oct-05	55 Eurobin Avenue	Alts & Adds to RFB (duplex)	21-Feb-06	DAU
DA466/05	20-Oct-05	421 Sydney Road	Demolition & Erection of Duplex RFB	23-Feb-06	DAU
DA428/05	21-Oct-05	7 Pacific Parade	Demolition & Erection of new Dwelling, Parking & Pool	23-Feb-06	DAU
DA445/05	1-Nov-05	59 Ethel Street	Land subdivision & Boundary Adjustment	14-Feb-06	DAU
DA481/05	1-Nov-05	49 Jackson Street	Alterations & Additions to Duplex & Carport	28-Feb-06	DAU

Environmental Services Division Report No. 4 (Cont'd)

DA476/05	3-Nov-05	2 Raglan Street	Retail Liquor Outlet	28-Feb-06	DAU
DA483/05	7-Nov-05	52 Peacock Street	Alts & 1st Floor Adds	02-Mar-06	DAU
DA252/05	24-Nov-05	51 Whistler Street	Section 96 Modification	02-Mar-06	DAU
DA524/05	6-Dec-05	2/447-449 Sydney Road	Change of Use	02-Mar-06	DAU
DA498/05	7-Nov-05	15 Alexander Street	Alts & 1st Floors Adds	07-Mar-06	DAU
DA485/05	8-Nov-05	46-48 East Esplanade	Retail, Office & Commercial Premises	07-Mar-06	DAU
DA499/05	9-Nov-05	37 Roseberry Street	Alts & Adds, Retail Coffee & Barista Training	09-Mar-06	DAU
DA526/05	5-Dec-05	110-112 The Corso	Café & Outdoor Eating Area	09-Mar-06	DAU
DA525/03	20-Oct-03	22 Wentworth Street	Change of Use	Awaiting Information	
DA538/04	22-Nov-04	51 Wood Street	Alterations Guest House into to Dwellings and Strata Subdivision	16-Feb-06	DAU
DA462/05	21-Oct-05	13 James Street	Land subdivision & Boundary Adjustment	02-Feb-06	DEL
DA490/05	24-Oct-05	4 Audrey Street	Subdivision	09-Feb-06	DEL
DA486/05	1-Nov-05	7/2 Fairlight Crescent	New Windows	09-Feb-06	DEL
Da446/05	2-Nov-05	119 Bower Street	Alterations & Additions to Dwelling	16-Feb-06	DEL
DA448/05	2-Nov-05	1 Gordon Street	Garage, Pool, Cabana and Landscaping	23-Feb-06	DAU
DA475/05	3-Nov-05	10 La Perouse Street	Pool	16-Feb-06	DEL
DA388/04	4-Nov-05	14 Bareena Drive	Section 96 Modification	23-Feb-06	DEL
DA469/02	4-Nov-05	10 Nolan Place	Section 96 Modification	23-Feb-06	DEL
DA187/03	5-Nov-05	66B Ponsonby Parade	Section 96 Modification	23-Feb-06	DAU
DA488/05	8-Nov-05	5/39 Lauderdale Avenue	Internal Alterations (walls removed)	14-Feb-06	DAU
DA69/03	11-Nov-05	37 Jamieson Avenue	Section 96 Modification	21-Feb-06	DEL
DA509/05	16-Nov-05	39 Cutler Road	Erection of Decks	28-Feb-06	DEL
DA376/05	21-Nov-05	50-52 Bower Street	Section 96 Modification	28-Feb-06	DAU
DA511/05	28-Nov-05	1/22 Margaret Street	Erection of Balcony	02-Mar-06	DEL
DA522/05	28-Nov-05	59 The Corso	Alterations to Commonwealth Bank	02-Mar-06	DEL
DA535/05	2-Dec-05	5A Raglan Street	Signage	28-Feb-06	DEL
DA525/05	7-Dec-05	93 Sydney Road	Erection of Awning	07-Mar-06	DEL
DA216/05	20-Dec-05	241-243 Sydney Road	Section 96 Modification	07-Mar-06	DAU
DA189/05	11-Apr-05	31 Amiens Road	Alterations & Additions to Dwelling including Demolition/Rebuild of Upper 2 Levels	Awaiting Information	
DA197/05	15-Apr-05	Boronia Lane	Construction of a Fire Trail	09-Feb-06	DAU
DA307/05	10-May-05	3 Oyama Avenue	Alts & Adds to Dwelling & Garage	16-Feb-06	DAU
DA276/05	10-Jun-05	57A Ethel Street	Demolish - Commercial & RFB with Basement Parking	09-Feb-06	DAU
DA416/05	20-Sep-05	13 Bonner Avenue	Demolition, 2 New Dwellings, Pool and LS	16-Feb-06	DAU
DA467/05	19-Oct-05	44 Stuart Street	Boat Storage & Boardwalk	23-Feb-06	DAU

Environmental Services Division Report No. 4 (Cont'd)

DA292/05	21-Oct-05	107 Frenchs Forest Road	Sections 82A Review	23-Feb-06	DAU
Da345/05	27-Jul-05	74 Cutler Road	Demolition, Alts & Adds to Dwelling	Awaiting Information	
DA398/05	12-Aug-05	71 Collingwood	Demolition & Erection of new Rear Floor, Balcony & Stair	Awaiting Information	
DA390/05	5-Sep-05	51 Lewis Street	Alterations and Additions to Dwelling	Awaiting Information	
DA144/05	15-Mar-05	21 Francis Street	Alterations & Additions & Family Flat	Awaiting Information	
DA194/05	19-Apr-05	31 Seaforth Crescent	Demolish & Construct 3 Storey Dwelling	Awaiting Information	
DA183/05	27-Apr-05	187 Pittwater Road	Alterations & Additions to Retail	Awaiting Information	

The following applications are currently with council's Lodgment & Quality Assurance being advertised, notified or referred to appropriate parties.

DA. No.	Date rec by Council	Site Address	Proposal
505/01	3/01/2006	18 Osborne Rd MANLY	Section 96 Modification to approved Alts and Adds to existing Dwelling
264/03	24/01/2006	4 Krui St FAIRLIGHT	S96 Modification in respect of DA 264/03
429/03	17/12/2005	9 Castle Cct SEAFORTH	Section 96 Modification to plans under DA 429/03
444/03	16/08/2005	7 Brighton St BALGOWLAH	Sec.96 Modification in relation to first and second floor balconies
544/03	12/12/2005	42 North Steyne MANLY	Section 96 - to delete condition for access to 1st floor balcony
35/04	10/08/2005	8 The Corso MANLY	Section 96 Application to modify conditions A1-A5
37/04	13/01/2006	51 Whistler St MANLY	Sec.96 Mod. to delete conditions 2 & 3 & modify condition 24
176/04	18/11/2005	2 Moore St CLONTARF	Section 96 Mod to delete conditions 2 of DA 176/04
211/04	11/01/2006	5 Commonwealth Pde MANLY	Section 96 modify approved Demolish & erect Residential Flat Building
348/04	22/12/2005	21 Gordon St CLONTARF	Section 96 Modification to approved Alts to Dwelling including rear
355/04	30/11/2005	24 Boyle St BALGOWLAH	S96 Modification for conditions 1 & 32 & delete conditions 2,3,4,6,&24
506/04	21/12/2005	101 Bower St MANLY	Section 96 Modification to approved Alts & Adds to an existing RFB,
565/04	16/01/2006	43-45 East Esp MANLY	S96 Mod of plans & conditions in respect of the approved restaurant
567/04	20/12/2005	29 Beatrice St BALGOWLAH HEIGHTS	Section 96 to modify decks, privacy screening, handrails ,fences, gates,
55/05	28/12/2005	76 Birkley Rd MANLY	Section 96 to Modify approved Alterations & Additions to Dwelling
77/05	15/12/2005	58 North Steyne MANLY	Section 96 to modify conditions of Pacific Hotel consent
108/05	9/12/2005	42 Ethel St SEAFORTH	Section 96 Modification to increase number of children & amend plans

Environmental Services Division Report No. 4 (Cont'd)

146/05	25/11/2005	41 Gordon St CLONTARF	Sec.96 Modification of plans in respect of pool, decks & landscaping
168/05	22/11/2005	215 Condamine St BALGOWLAH	S96 mod- to modify conditions 32 & 33 (part A); conditions 13(vi)
196/05	4/11/2005	10 Salisbury Sq SEAFORTH	Section 96 Modification to modify conditions 1 & 5 of DA consent
267/05	4/01/2006	112 Sydney Rd FAIRLIGHT	Sec. 96 Mod.- to delete or modify conditions of DA 267/05
345/05	9/08/2005	74 Cutler Rd CLONTARF	Amended Plans - Part demolition & Alts & Adds to existing dwelling
348/05	12/08/2005	28 Cliff St MANLY	S.82A Review-Reconsideration of Council's refusal (AMENDED PLANS)
350/05	18/08/2005	92 Bower St MANLY	Alts & Adds to existing RFB (LEC Approval)
350/05	24/11/2005	92 Bower St MANLY	Section 96 Modification to the approved application
354/05	22/08/2005	2 Coral St BALGOWLAH	Section 82A Review - Subdivision create two (2) new lots, alts & adds
405/05	6/10/2005	86 Ellery Pde SEAFORTH	Amened Plans - Alts & Adds to dwelling including 1st floor level
426/05	21/10/2005	43 Bower St MANLY	Alts & Adds to an existing dwelling
430/05	24/10/2005	Carey St MANLY	Remedial works comprising installations of a groundwater collection
433/05	25/10/2005	30 Pacific St MANLY	Alterations & Additions to existing dwelling
450/05	3/11/2005	2 Beatty St BALGOWLAH	Erection of inclinor
457/05	4/11/2005	9 Ethel St BALGOWLAH	Alterations & Additions to two (2) existing dwellings
480/05	7/11/2005	30-38 Ethel St SEAFORTH	Alterations and Additions to the existing Balgowlah RSL Club
491/05	8/11/2005	46 Curban St BALGOWLAH HEIGHTS	Erection of carport and alts to stairs & verandas
492/05	1/11/2005	2 Birkley Rd MANLY	Alts & Adds to balustrades of existing flat building
495/05	25/11/2005	1 Waratah St BALGOWLAH	Alts & Adds to existing dwelling incl. rear addition & carport
507/05	15/11/2005	31 Boyle St BALGOWLAH	Demolition & Erection of two new dwellings & strata subdivision
508/05	23/11/2005	2 Castle Rock Cr CLONTARF	Demolition & construction of new dwelling house and pool on lot 14A
510/05	23/11/2005	2 Castle Rock Cr CLONTARF	Demolition & Construction of new dwelling house & pool in lot 15
512/05	25/11/2005	8B Beatty St BALGOWLAH	Alts & Adds to existing dwelling, boat shed & swimming pool
513/05	28/11/2005	59 Collingwood St MANLY	Alts & Adds to an existing dwelling
514/05	28/11/2005	75A Macmillan St SEAFORTH	Demolition and erection of dwelling house
515/05	30/11/2005	14 Bower St MANLY	Alts & Adds to an exiting dwelling
516/05	25/11/2005	8 Brighton St BALGOWLAH	Alterations & Additions to the existing Dwelling house
517/05	5/12/2005	9 Golf Pde MANLY	Alts & Adds to existing semi-detached dwellings
518/05	30/11/2005	151 Darley Rd MANLY	New dwelling house Lot 9 in subdivision of Lot 3 DP 1032990

Environmental Services Division Report No. 4 (Cont'd)

519/05	30/11/2005	151 Darley Rd MANLY	New dwelling house No 10 in subdivision of Lot 3 DP 1032990
520/05	30/11/2005	151 Darley Rd MANLY	New dwelling house No 11 in subdivision of Lot 3 DP 1032990
521/05	30/11/2005	151 Darley Rd MANLY	New dwelling house No 12 in subdivision of Lot 3 DP 1032990
527/05	5/12/2005	147 Balgowlah Rd BALGOWLAH	New Two (2) Storey Dual Occupancy and Land Subdivision
529/05	2/12/2005	227 Woodland St BALGOWLAH	Excavation and construction of a Swimming Pool
530/05	6/12/2005	6 Bower St MANLY	Alterations & Additions to Dwelling and Swimming Pool
531/05	9/12/2005	111B Seaforth Cr SEAFORTH	Alteration & Additions to an existing dwelling
532/05	2/12/2005	31 Wanganella St BALGOWLAH	Alterations & Additions to Dwelling and Swimming Pool
536/05	12/12/2005	134-135 North Steyne MANLY	Demolition of existing buildings
537/05	7/12/2005	90 The Corso MANLY	Alts & Adds to existing premises including new first floor at rear
539/05	8/12/2005	7 Mossgiel St FAIRLIGHT	Alts & Adds to dwelling including First Floor Addition
542/05	19/12/2005	91 North Steyne MANLY	Demolition & Erection of Residential Flat Building containing five(5)
543/05	19/12/2005	12 Bligh Cr SEAFORTH	Alts & Adds to Dwelling incl. new walls, paving & reconstructed stairs
544/05	19/12/2005	73 Kangaroo St MANLY	Alterations & Additions to an existing dwelling house
545/05	19/12/2005	16 Rosedale Av FAIRLIGHT	Alts & Adds to existing dwelling & swimming pool
546/05	20/12/2005	140 Addison Rd MANLY	replacement of handrails & new balustrades
547/05	19/12/2005	6 Geddes St BALGOWLAH	Alterations & Additions to an existing dwelling
548/05	13/12/2005	7A Alan Av SEAFORTH	Alterations & Additions to Dwelling and relocation of pool
549/05	21/12/2005	13 Lewis St BALGOWLAH	Alterations & additions to an existing dwelling & new swimming pool
550/05	9/12/2005	8 Fisher St BALGOWLAH	Alterations & Additions to existing Dwelling and garage
552/05	15/12/2005	20 Magarra Pl SEAFORTH	Demolition and New attached Dual Occupancy and pools
553/05	16/12/2005	10 Kempbridge Av SEAFORTH	Alteration & Additions to Dwelling including new carport & front fence
03/06	12/12/2005	West Esp MANLY	Radio Controlled Sail Boat Rental from Ocean World Manly
04/06	23/12/2005	102 The Corso MANLY	Request to extend trading hours for Manly Sea Side Kebabs
06/06	23/12/2005	379 Sydney Rd BALGOWLAH	Advertising Structure – Erection of Signage
07/06	23/12/2005	40 Beatrice St BALGOWLAH HEIGHTS	Demolish existing and erect new 2 storey dwelling & Pool
08/06	23/12/2005	93 Bower St MANLY	Alts & Adds including 1 st floor, garage and pool
09/06	21/12/2005	14 Alto Av SEAFORTH	Alterations and Additions including 1 st Floor

Environmental Services Division Report No. 4 (Cont'd)

10/06	19/12/2005	4 Daintrey St FAIRLIGHT	Alts & Adds to dwelling including new First Floor Addition
11/06	21/12/2005	39 New St BALGOWLAH	Alts & Adds to Dwelling including carport, pavillion & fencing
12/06	23/12/2005	10 Reid St SEAFORTH	Alterations & Additions to existing Dwelling
13/06	20/12/2005	9 Kangaroo St MANLY	Cut back sandstone out crop in north-east corner & new paved area
14/06	15/12/2005	33 Alexander St MANLY	Construct Swimming Pool, deck & grey water re-use tank
15/06	20/12/2005	34 Hilltop Cr FAIRLIGHT	Erection of Double Carport
16/06	23/12/2005	74 The Corso MANLY	Occupation & fitout for commercial use – Shop 20
17/06	23/12/2005	24 La Perouse St FAIRLIGHT	Alterations & Additions to an existing Dwelling
18/06	29/12/2005	8 Grandview Gr SEAFORTH	Strata Subdivision of an existing dual occupancy
19/06	23/12/2005	223 Condamine St BALGOWLAH	Strata Subdivision – Attached Dual Occupancy
20/06	19/12/2005	23 Collingwood St MANLY	Alterations & Additions to Dwelling
21/06	14/12/2005	17 The Corso MANLY	Partial demolition & new mixed-use development comprising of basement
22/06	23/12/2005	26 Ogilvy Rd CLONTARF	Demolish existing and construct new dwelling and pool
23/06	10/01/2006	37 Kempbridge Av SEAFORTH	Erection of canteen and covered outdoor learning area
24/06	4/01/2006	91 Gurney Cr SEAFORTH	Alts & Adds to existing dwelling including new decking & construction
25/06	10/01/2006	64 Edgecliffe Esp SEAFORTH	Demolition and erection of a dwelling house
26/06	3/01/2006	42 Beatrice St BALGOWLAH HEIGHTS	Alts & Adds to Dwelling including pool & relocation of driveway
27/06	21/12/2005	88 Woodland St BALGOWLAH	Alterations & Additions to Dwelling including new pool & front fence
28/06	30/12/2005	29 Edgecliffe Esp SEAFORTH	Alterations & Additions to Dwelling including 1 st floor, pool & cabana
29/06	19/12/2005	6 Laurence St MANLY	Alterations & Additions to Unit 6 balcony and new stairs
30/06	21/12/2005	4 Ainslee Pl SEAFORTH	Excavation and construction of Swimming Pool and Landscaping
31/06	9/01/2006	78 Curban St BALGOWLAH HEIGHTS	Erection of dwelling house and swimming pool
33/06	16/01/2006	103 Beatrice St BALGOWLAH HEIGHTS	Demolition & erection of a dwelling house
38/06	13/01/2006	65 Whistler St MANLY	Alterations & Additions to existing cottage
39/06	16/01/2006	42 Lewis St BALGOWLAH	Landscaping works including boundary wall, renovation of existing pool
40/06	16/01/2006	567 Sydney Rd SEAFORTH	Occupation and fitout of a Real Estate office
41/06	16/01/2006	3 Seaview St BALGOWLAH	Alts & Adds to existing dwelling incl. new double garage & 1 st floor
42/06	6/01/2006	85 Birkley Rd MANLY	Alterations & Additions to dwelling
43/06	12/01/2006	56 Alexander St MANLY	Land Subdivision into two (2) lots

Environmental Services Division Report No. 4 (Cont'd)

44/06	18/01/2006	24 Tabalum Rd BALGOWLAH HEIGHTS	Addition of new swimming pool
45/06	18/01/2006	41 Castle Cct SEAFORTH	Erection of dwelling house, carport and swimming pool
46/06	23/01/2006	158 Woodland St BALGOWLAH	Alts & Adds to the rear of an existing semi-detached dwelling
47/06	24/01/2006	11 The Corso MANLY	Alterations & Additions to an existing building including three (3) new
48/06	24/01/2006	9 The Corso MANLY	Alts & Adds to an existing building including ground floor retail shops
49/06	27/01/2006	92 Condamine St BALGOWLAH	Alterations & Additions to an existing semi detached dwelling
50/06	30/01/2006	8 Bligh Cr SEAFORTH	Alterations & Additions to an existing dwelling
51/06	28/01/2006	36 Eurobin Av MANLY	Alterations & Additions to existing dwelling
52/06	10/01/2006	56 Peronne Av CLONTARF	Alterations & Additions to an existing dwelling house

RECOMMENDATION

That the information be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 4 *****

TO: Land Use Management Committee - 6 February 2006

REPORT: Environmental Services Division Report No. 5

SUBJECT: Appeals List for February 2006

FILE NO:

SUMMARY

LIST OF APPEALS RECEIVED AND THEIR CURRENT STATUS FOR COUNCILLORS INFORMATION

REPORT

DA#	Appeal #	House #	Address	Appeal Lodged	Solicitor	Current Status
DA433/99	10624/05	5,93-95	North Steyne, MANLY	07/06/05	Abbott Tout	Further Callover 07.02.06
DA37/05	10832/05	11	Benelong Street, SEAFORTH	01/08/05	Abbott Tout	Upheld
DA572/04	10833/05	8	Yatama Street, SEAFORTH	01/08/05	Abbott Tout	Upheld
DA576/05	10919/05	57A	Ethel Street SEAFORTH	12/08/05	Abbott Tout	Callover 01.02.06
DA159/05	10913/05	2A	Woodland Street BALGOWLAH	05/08/05	Abbott Tout	Callover 08.02.06
DA273/04	10949/05	20	Denison Street, MANLY	17/08/05	Abbott Tout	Callover 23.02.06
DA401/04	41145/05	87-95	Balgowlah Road BALGOWLAH	14/10/05	Abbott Tout	Callover 07.03.06
DA508/04	11025/05	118	North Steyne, MANLY	27/06/05	Abbott Tout	Callover 01.02.06
DA508/04	11132/05	1	Parkview Road	29/09/05	Pike, Pike & Fenwick	Upheld - Conditions
DA334/05	11226/05	79	Darley Road, MANLY	19/10/05	Pike, Pike & Fenwick	Upheld - Conditions
DA97/04	10592/05	2	Clontarf Street, SEAFORTH	22/06/05	Abbott Tout	Hearing 28.02.06
DA361/05	11354/05	1/73	Fairlight Street	17/11/05	Pike, Pike & Fenwick	Callover 01.02.06
DA272/05	11213/05	107	Frenchs Forest Road, SEAFORTH	24/10/05	Pike, Pike & Fenwick	Callover 31.01.05
DA433/04	10644/06	13	Quinton Road	27/01/06	Abbott Tout	Callover 03.03.06
DA572/04	11451/05	51	Seaforth Cres, SEAFORTH	13/12/05	Pike, Pike & Fenwick	Callover 01.02.06
DA92/05	11565/05	27	The Corso, MANLY	3/01/06	Abbott Tout	Callover 07.02.05
DA92/05	1150/04	27-29	Victoria Parade, MANLY	1/09/04	Abbott Tout	Callover Pending

Environmental Services Division Report No. 5 (Cont'd)

RECOMMENDATION

That the information be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 5 ***** .