

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA15/0260
Proposed development:	Alterations and Additions to an Existing Dwelling for the Construction of an Attached Secondary Dwelling
Property address:	36 Dartmoor Circuit, EMU HEIGHTS NSW 2750
Property description:	Lot 2036 DP 709079
Date received:	20 March 2015
Assessing officer	Aimee Lee
Zoning:	Zone R2 Low Density Residential - LEP 2010
Class of building:	Class 1a , Class 10a
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for alterations and additions to an existing dwelling for the construction of an attached secondary dwelling at No. 36 Dartmoor Circuit, Emu Plains under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP 2009). The proposal does not satisfy the criteria for a complying development as it seeks variation to the rear setback requirement as outlined in Schedule 1 of AHSEPP and therefore a Development Application is lodged. The subject site is currently zoned R2 Low Density Residential under Penrith Local Environmental Plan 2010 (LEP 2010). The proposal is a permissible land use in the zoning with Council consent under the provisions of the SEPP.

The application was exhibited and notified to adjoining properties from 25 March to 10 April 2015, with no submissions received.

An assessment under Section 79C of the Environmental Planning and Assessment Act 1979 has been undertaken. The proposal has demonstrated that the objectives of AHSEPP, LEP 2010 and Penrith Development Control Plan 2014 can be achieved. The proposed rear setback is considered adequate for maintaining the privacy of the neighbouring and to meet the outdoor recreation needs of the occupants of the development. The proposal has also demonstrated compliance with the majority of the DCP 2014 controls but seeks variation to the 50% landscape requirement. Notwithstanding 36% of landscaping is proposed, the overall landscape provision has demonstrated compliance with the objectives of DCP with respect to protection of privacy and amenity of the occupants of the development and the neighbouring properties. In view of the outcome of the assessment, the development is recommended for approval, subject to recommended conditions.

Site & Surrounds

The site is located on the northern side of Dartmoor Circuit approximately 78m north of Old Bathurst Road. Developments in the area are predominantly residential consisting of single dwellings of different designs and external finishes.

The site has a total site area of 628m². There is an existing 3-bedroom dwelling on the site. There are existing trees situated within the front setback of the property.

Proposal

This application seeks approval for the following aspect:

- a) Alterations to the existing dwelling and construction of an attached 60m² 2-bedroom secondary dwelling to the side and rear of the existing dwelling.
- b) Construction of a new carport.

The proposed secondary dwelling is setback 4m to the rear (northern boundary) and 1.3m to the eastern side boundary. It consists of two (2) bedrooms, a bathroom, a kitchen and a living area. The proposed carport will be situated in front of the proposed secondary dwelling and setback 12.5m from the front boundary. The proposed carport is aligned with the garage of the existing dwelling. A 3500 litre rainwater tank is proposed to be installed to the rear of the secondary dwelling. The proposed secondary dwelling will be constructed of bricks and tiles.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2006
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• Section 79C - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration:

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Affordable Rental Housing) 2009

An assessment has been undertaken of the application against relevant criteria with State Environmental Planning Policy (Affordable Rental Housing) 2009 and the application is satisfactory subject to recommended conditions of consent. The key provisions of the SEPP are discussed in turn

Part 1 Preliminary

Clause 3 - Aims of Policy

The proposal is consistent with the aims of the Policy particularly in relation to the delivery of affordable rental housing.

Clause 4 - Interpretation—general

The proposal satisfies the definition of "development for the purposes of a secondary dwelling" as it involves alterations and additions to the principal dwelling for the purposes of constructing a self-contained dwelling which is attached to the principal dwelling.

Division 2 Secondary dwellings

Clause 19 - Definition

As stated above, the proposal satisfies the definition of Clause 4 and Clause 19 for alterations and additions to the principal dwelling for the construction of a self-contained dwelling which is attached to the principal dwelling.

Clause 20 - Land to which Division applies

The site is zoned R2 Low Density Residential under LEP 2010 which permits developments for the purposes of secondary dwellings.

Clause 22 - Development may be carried out with consent

(2) The development will only result in a principal dwelling and a secondary dwelling being located on the site and therefore satisfies the requirements of this clause.

(3)(b) The proposed secondary dwelling has a gross floor area 60m² and therefore complies with 60m² control;

(4)(a) The site having a total site area of 628m² which exceeds the 450m² control;

(4)(b) A single carport is proposed for the proposed dwelling.

The 4m rear setback is considered adequate in terms of protecting the privacy of the developments to the north. This landscaped corridor also reflects the character of the established garden suburb of the locality.

Clause 24 - No subdivision

The proposal is consistent with this clause as the application does not seek approval for subdivision.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the application against relevant criteria with Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) and the application is satisfactory subject to recommended conditions of consent.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies
Clause 2.3 Zone objectives	Complies
Clause 2.7 Demolition requires development consent	Complies

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2006

Provision	Compliance
Chapter 2.1 - Contaminated land	N/A
Chapter 2.2 - Crime prevention through environmental design	Complies
Chapter 2.3 - Engineering works	Complies
Chapter 2.4 - Erosion and sediment control	Complies
Chapter 2.5 - Heritage management	N/A
Chapter 2.6 - Landscape	Complies
Chapter 2.7 - Notification and advertising	Complies
Chapter 2.8 - Significant trees and gardens	N/A
Chapter 2.9 - Waste planning	Complies
Chapter 2.10 - Flood liable land	N/A
Chapter 2.11 - Car parking	Does not comply - see Appendix - Development Control Plan Compliance
Chapter 2.12 - On-site sewage management	N/A
Chapter 2.13 - Tree preservation	N/A
Chapter 4.3 - Residential (dual occupancy)	Complies

Section 79C(1)(a)(iv) The provisions of the regulations

Fire safety

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary.

The application has been referred to Council's Building Surveyors for assessment. No objection is raised to the proposal subject to conditions

Section 79C(1)(b)The likely impacts of the development

Likely impacts of the proposed development as identified throughout the assessment process include:

Context and Setting

The site is located within an established residential area. The proposed secondary dwelling integrates with the design and layout of the principal dwelling. The bulk and form of the development is sympathetic to the existing dwelling and the surrounding developments and in keeping with the residential character of the locality.

Access, Transport and Parking

The scale of the development is considered to be minor and given on-site carparking is provided, it is considered that the proposal will have a negligible impact on local traffic and parking conditions.

Utilities and Services

The site is already serviced by water, electricity and telephone. The proposal will not unreasonably increase the demand on these services and does not require amplification of these services. In accordance with the Types of Development That Require a Section 73 Compliance Certificate issued by Sydney Water on 12 April 2011, Section 73 Certificates are not required for secondary dwellings approved under AHSEPP.

Water, Soils, Air and Microclimate

A 3500 litre rainwater tank has been nominated on the BASIX Certificate and shown on the architectural drawings for the collection of roofwater generated by the secondary dwelling. To minimise the adverse impact on the Hawkesbury-Nepean River arising from erosion and sedimentation, the following conditions have been recommended:

- discharge of stormwater to Council's street drainage system.
- installation and maintenance of erosion and sedimentation control measures.

Landscaping

The proposal will not impact on any existing vegetation on the site. Assessment of the proposal has also concluded that the proposal with 36% of landscaping can be supported as it has demonstrated that the objectives of DCP 2014 can be achieved particularly with respect to:

- provision of an effective separation between neighbouring dwellings.
- protection of the amenity of the surrounding developments by affording the neighbouring properties with 3 hours of solar access and maintaining ventilation.
- provision of a usable private garden and green outlook for the future occupants of the proposed dwelling.
- provision of a suitable environment for healthy growth of vegetation.

Socio-economic Impacts

The proposal will facilitate the delivery of affordable rental housing and increase housing choice.

Section 79C(1)(c)The suitability of the site for the development

The site is zoned R2 Low Density Residential under the provisions of the Penrith Local Environmental Plan 2010 (Amendment No. 4). The applicant seeks approval under AHSEPP 2009 and has demonstrated that the site is capable of supporting the proposed development without adverse impacts. The above assessment has concluded that the proposal is compliant with the AHSEPP.

Section 79C(1)(d) Any Submissions

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections

Section 79C(1)(e)The public interest

The proposed development will not generate any significant issues of public interest.

Section 94 - Developer Contributions Plans

The following Section 94 plans apply to the site:

- Section 94 - District Open Space Facilities
- Section 94 - Cultural Facilities
- Section 94 - Penrith City Local Open Space

The following Section 94 calculations apply to the proposed development.

Calculation for Secondary Dwelling					
<i>Open Space</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
1	x	4.6	-	3.1	1.5
<i>City wide</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
1	x	4.5	-	3	1.5
AMOUNT					
S.94 Contribution Plan	Contribution Rate x Calculation rate			Total	
Cultural Facilities	1.5 x \$141			\$212	
District Open Space	1.5 x \$1,831			\$2,746	
Local Open Space	1.5 x \$662			\$993	
	NET TOTAL			\$3951.00	

Conclusion

In assessing this application against the relevant environmental planning policies, being State Environmental Planning Policy (Affordable Rental Housing) 2009 and Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River, the proposal satisfies the aims, objectives and provisions of these policies.

The above assessment has concluded that the rear setback and landscape provision will not have an adverse impact on the privacy and amenity of the occupants of the development and on the surrounding properties.

In view of the assessment, it is satisfied that the proposal in its current form is in the public interest and is worthy of support for the following reasons:

- The proposed design is site responsive.
- The proposal is unlikely to give rise to any negative impacts on the surrounding developments and the amenity of the residential neighbourhood.
- The proposal is consistent with the objectives of the relevant environmental planning instruments.
- The proposed rear setback and landscaping will not have any adverse impacts on the natural and built environment.

Therefore this application is recommended for approval subject to conditions.

Recommendation

1. That DA15/0260 for alterations and additions to an existing dwelling for the construction of an attached secondary dwelling at Lot 2036 DP 709079 No. 36 Dartmoor Circuit Emu Heights, be approved subject to the attached conditions.

CONDITIONS

General

1 A001

The development must be implemented and/or installed substantially in accordance with the following plans stamped approved by Council, the application form and any supporting information received with application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Plan No.	Prepared By	Date
Index Sheet	Drawing No. 7.15.1	David Walker Pty Ltd	7.2.15
Floor Plan	Drawing No. 7.15.2	David Walker Pty Ltd	7.2.15
Site Plan/Elevations/Section	Drawing No. 7.15.3	David Walker Pty Ltd	7.2.15
Statement of Environmental Effects	-	David Walker Pty Ltd	undated
BASIX Certificate	Certificate Number 609674S	-	18 March 2015
Waste Management Plan	-	-	20.3.15

2 A008 - Works to BCA requirements (Always apply to building works)

The work must be carried out in accordance with the requirements of the Building Code of Australia. If the work relates to a residential building and is valued in excess of \$20,000, then a contract of insurance for the residential development shall be in force in accordance with Part 6 of the Home Building Act 1989.

{Note: Residential building includes alterations and additions to a dwelling, and structures associated with a dwelling house/dwelling such as a carport, garage, shed, rural shed, swimming pool and the like}.

3 A009 - Residential Works DCP (no specific section)

All construction works shall be in accordance with Penrith Development Control Plan-Residential Construction Works.

4 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

The development shall not be used or occupied until an Occupation Certificate has been issued.

5 A046 - Obtain Construction Certificate before commencement of works

A **Construction Certificate** shall be obtained prior to commencement of any building works.

Demolition

6 B002 - AS FOR DEMOLITION AND DISPOSAL TO APPROVED LANDFILL SITE

All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition**.

7 B003 - ASBESTOS

You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the site.**

Prior to commencement of demolition works on site, a portaloo with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

8 B004 - Dust

Dust suppression techniques are to be employed during demolition to reduce any potential nuisances to surrounding properties.

9 B005 - Mud/Soil

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

Environmental Matters

10 D001 - Implement approved sediment& erosion control measures

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

BCA Issues

11 E001 - BCA compliance

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

Utility Services

12 G004 - Integral Energy

Prior to the issue of a Construction Certificate, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a pad mounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

Construction

13 H001 - Stamped plans and erection of site notice

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

14 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

15 H022 - Survey

The building shall be set out by a registered surveyor. A Survey Certificate shall be undertaken and submitted to the Principal Certifying Authority when the building is constructed to frame stage with eaves and gutters installed.

16 [H041 - Hours of work \(other devt\)](#)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

17 [K202 - Section 138 Roads Act – Minor Works in the public road](#)

Prior to the issue of a Construction Certificate, a S138 Roads Act application/s, including payment of fees shall be lodged with Penrith City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:

- Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Penrith City Council's specifications. Contact Council's **City Works Department** on (02) 4732 7777 for further information regarding the application process.

Note:

1. Approvals may also be required from the Roads and Maritime Service for classified roads.

18 [K208 - Stormwater Discharge \(Minor Development\)](#)

Stormwater drainage from the site shall be discharged to the:

- a) Street drainage system
- b)

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

Landscaping

19 [L008 - Tree Preservation Order](#)

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

20 [L012 - Existing landscaping \(for existing development\)](#)

Existing landscaping is to be retained and maintained at all times.

Development Contributions

21 **N001 - Section 94 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for Cultural Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$212.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for Cultural Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

22 **N001 - Section 94 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$2,746.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

23 **N001 - Section 94 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for Local Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$993.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for Local Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Payment of Fees

24 **P001 - Costs**

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

25 **P002 - Fees associated with Council land (Applies to all works & add K019)**

Prior to the commencement of any works on site, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

Certification

26 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Appendix - Development Control Plan Compliance

Development Control Plan 2006