

NOTICE OF MEETING

RESOURCE CONSENTS HEARINGS PANEL

TO: Chairperson Alan Watson
 Crs June Turner
 Suzanne Weld

A meeting of the Resource Consents Hearings Panel will take place in the Council Chamber, Rodney District Council, Centreway Road, Orewa on Friday, 22 February 2008 commencing at 3.00 p.m.

for: ACTING CHIEF EXECUTIVE OFFICER
 Geoff Mears

OREWA
12 February 2008

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PROGRAMME

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	AN APPLICATION FOR LAND USE CONSENT TO ERECT A NEW DWELLING INVOLVING A SIDE YARD INFRINGEMENT	
	Address: 5 Kowhai View, Warkworth 1241	
	APPLICANT: BERNIE AND JAN KOSE	

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ITEM NO: 1

APOLOGIES AND ANNOUNCEMENTS

ITEM NO: 2

REQUESTS FOR CONSIDERATION OF URGENT ITEMS

Urgent items not referred to on the main agenda can only be considered if the following requirements of the Local Government Official Information and Meetings Act 1987 are met:

- The Chairperson must explain at a time when the meeting is open to the public (even if the additional item is a confidential item)
 - the reason why the item is not on the agenda
 - the reason why the discussion of the item cannot be delayed until a subsequent meeting.
- The Council or Panel must resolve to consider the item.

Councillors or staff members who wish to raise urgent items for consideration need to brief the Panel Chairperson and the Committee Adviser prior to the meeting.

ITEM NO: 3

REPORT



TO Resource Consents Hearings Panel
ON 22 February 2008
FROM Jemma Hollis – Reporting Planner
SIGNATURE

A handwritten signature in black ink, appearing to read "J. Hollis".

APPROVED FOR RELEASE BY Ian Dobson – Team Leader Resource Consents
SIGNATURE

A handwritten signature in black ink, appearing to read "I. Dobson".

SUBJECT **A LIMITED NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991**
AN APPLICATION FOR LAND USE CONSENT TO ERECT A NEW DWELLING INVOLVING A SIDE YARD INFRINGEMENT
Address: 5 Kowhai View, Warkworth 1241
APPLICANTS: BERNIE AND JAN KOSE
FILE REF **LAN 53081**
WARD Northern

The proposal for erection of a building within a side yard requires consent as a restricted discretionary activity under the provisions of the Proposed District Plan 2000. The proposal is a permitted activity under the provisions of the Operative District Plan 1993 and as such no consent is required.

Having considered the proposal against all the relevant statutory criteria it is recommended by the reporting planner that the application be approved consent. The reasons for this recommendation are set out in section 8 of this report.

Note: This report sets out the assessment and advice of the reporting planner. This report has yet to be considered by the Panel of Commissioners delegated by the Council to determine this application. The recommendation is not the decision on this application. A decision will only be made after the Commissioners have considered the application and heard the applicant and any submitters.

1.0 APPLICATION AND PROPERTY DETAILS

SITE ADDRESS: 5 Kowhai View, Warkworth 1241

APPLICANT: Bernie and Jan Kose

LEGAL DESCRIPTION: LOT 11 DP 342650

SITE AREA: 1.0979 ha

DISTRICT PLAN

ZONING: **Operative Plan 1993:** Special 12 – Future Urban
(as amended by Plan Change 26)

Proposed District Plan 2000: Countryside Living Town

Other Notations: None

ACTIVITY STATUS: **Operative Plan 1993:** Permitted

Proposed District Plan 2000: Restricted Discretionary

Overall: Restricted Discretionary

SNA: Bush protection, creation RMA 36291

OTHER LIMITATIONS: Consent notice 6399093.3 – Building Restriction – buildings erected on the property must be located within the approved building platform.

2.0 BACKGROUND

Section 93/94 Decision

- 2.1 In a decision dated 23 October 2007 this application was notified for the following reasons:
- The proposed activity may result in effects on neighbouring properties that are more than minor; and
 - Written approvals have not been obtained from all parties who were considered adversely affected by the proposal.

Relevant Planning History

- 2.2 No previous applications onsite

3.0 THE PROPOSAL AND REASONS FOR APPLICATION

3.1 Description of Site and Proposal

The subject site is a 1.7811 lot located at the northern end of Kowhai View. Earthworks were undertaken in subdivision R34427 to create 2 tiered flat building platforms. Below the second platform the topography slopes moderately before flattening at the bottom into a covenanted area. There is also a covenant area of significant natural bush occupying the western side of the site. Juvenile (approx 1m tall) English Ash have been planted along the southern boundary on top of a small retaining wall. The remainder of the site is mostly bare grass, although the applicant intends to plant the remainder of the site with native vegetation. No dwellings or other buildings have been previously constructed onsite.

The subject property and the neighbouring properties to the east, south and south west of this property (i.e. those that were part of subdivision R34427) are zoned Countryside Living Town. Properties to the north and north west are a mix of zonings, and the subject site is adjacent to Special 12 (Boat Building), Future Urban and Residential Medium Intensity zoned properties.

The Certificate of Title contains Consent Notice 6399093.3 which restricts building to the approved building platform located in the southernmost part of the site. Land Covenant 6399093.10 relates to the covenanted area vested in council towards the west of the site. The title is also noted as benefiting from easement instrument 6399093.5 relating to Stormwater Drainage.

The applicant proposes to erect a dwelling, which in order to comply with the aforementioned Consent Notice must be positioned close to the side yard boundary. The proposed dwelling will be a single level 2 bedroom dwelling with a floor area of 248m². A shed which complies with all relevant development controls is also proposed to be built on the second building tier. The house and shed will both be constructed in Masonry Block and natural Cedar timber weatherboards.

3.2 REASONS FOR THE APPLICATION

3.2.1 Resource consent is required for the following reason

Proposed District Plan (2000):

The proposal involves construction of a building 3m from a side yard boundary. Rule 7.10.3.1 states that the minimum size for a side yard is 10m, and rule 7.10.3.2 states that yards are to remain unobstructed by buildings.

The application is a **Restricted Discretionary** activity under the Proposed District Plan 2000.

Operative District Plan 1993 (as amended by Plan Change 26):

The proposal involves construction of a building 3m from a side yard boundary. Rule 11.12.3.2 states that the minimum size for a side yard is 1.2m.

The application is a **Permitted** activity under the Operative District Plan 1993.

3.2.2 Overall Status of Application

Overall, the resource consent application requires consideration as a **Restricted Discretionary** activity.

As consent is required only under the Proposed District Plan 2000 the following assessment will be made only under this plan.

4.0 LIMITED NOTIFICATION AND SUBMISSIONS

4.1 Limited Notification

The application was notified on 23 November 2007 and submissions closed on 15 January 2007. A map identifying the property notified is attached as Annexure 4. A summary of the submission is set out below. A full copy of the submission is attached as Annexure 5.

4.2 Submissions

A total of one submission was received by the close of the submission period. This submission opposed the application.

Date Received	Name	Address	Relief Sought	Wish to be Heard	Reasons
25 July 2007	David and Shelagh Lovell	22 Kowhai View, Warkworth	Decline	No	'The proximity to the boundary. The district plan requires 10 meters and the proposal is for 3m at the closest point. (The submitters) believe the proposal is to erect too close to the boundary. (The submitters) have asked to see an amended plan. (The submitters) have not seen any planting or fencing plan'.

5.0 PRE HEARING MEETING

5.1 No pre hearing meeting has been sought by any party.

6.0 REPORTS FROM OTHER OFFICERS/DEPARTMENTS/CONSULTANTS

6.1 Reports and/or comments have been received from the following person with respect to this application:

(a) Development engineering assessment by Council's Development Engineer, Cameron Ure (Annexure 9).

6.2 I have viewed the report and generally concur with the conclusions reached therein. The above expert report is attached as Annexure 6 to this report.

7.0 ASSESSMENT

7.1 Statutory Matters

The proposal requires consent overall as a Restricted Discretionary activity. The particular matters for Restricted Discretionary activities are set out in section 104C of the Act as well as the matters in section 104 which applies when considering an application for resource consent.

Section 104 C of the Act states:

'When considering an application for a resource consent for a restricted discretionary activity, a consent authority -

- (a) must consider only those matters specified in the plan or proposed plan to which it has restricted the exercise of its discretion; and*
- (b) may grant or refuse the application; and*
- (c) if it grants the application, may impose conditions under section 108 only for those matters specified in the plan or proposed plan over which it has restricted the exercise of its discretion.'*

Section 104 of the Act is as follows:

104 Consideration of applications-

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) any actual and potential effects on the environment of allowing the activity; and*
 - (b) any relevant provisions of—*
 - (i) a national policy statement;*
 - (ii) a New Zealand coastal policy statement;*
 - (iii) a regional policy statement or proposed regional policy statement;*
 - (iv) a plan or proposed plan; and*
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.*
- (2A) When considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.*
- (3) A consent authority must not—*
 - (a) have regard to trade competition when considering an application;*
 - (b) when considering an application, have regard to any effect on a person who has given written approval to the application:*

- (c) *grant a resource consent contrary to:—*
 - (i) *section 107 or section 107A or section 217;*
 - (ii) *an Order in Council in force under section 152;*
 - (iii) *any regulations;*
 - (iv) *a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004;*
 - (d) *grant a resource consent if the application should have been publicly notified and was not.*
- (4) *Subsection (3)(b) does not apply if a person has given written approval in accordance with that paragraph but, before the date of the hearing (if a hearing is held) or otherwise before the determination of the application, that person gives notice in writing to the consent authority that the approval is withdrawn.*
- (5) *A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.'*

The Committee's discretion under section 104 is subject to Part II of the Act, which includes Section 5, the purpose and principles, Section 6 matters of national importance, Section 7 Other matters and Section 8 relating to the Treaty of Waitangi.

An assessment against the above statutory requirement follows.

7.2 Section 104(2) - Permitted Baseline

The permitted baseline relates to the effects which occur as a result of the existing lawfully established environment, any approved unimplemented resource consents and permitted activities.

It is permitted on the site to construct a single household unit and accessory buildings which comply with the development controls and standards. The development controls state that the permitted size for a side yard is 10m. It is considered the proposal could create adverse effects which are greater than the permitted baseline.

7.3 Section 104(3) – Written Approvals

Written approval was obtained from the submitters, and then withdrawn before the application was lodged.

As per section 104 (4) of the Act, withdrawal of written approval does not preclude the consent authority from having regard to the adverse effects on the submitters.

The written approval form and notification of withdrawal of consent letter can be found in Annexure 7 of this report.

Section 104(1)(a) - Actual and Potential Effects of the Activity on the Environment

As a restricted discretionary activity, council's discretion is restricted to the following matters:

- Building height.
- Building height in relation to boundary.
- Building or tree height and location within any airfield height limits.
- Site coverage.
- Yard dimensions and building siting.
- On site manoeuvring areas.

The adverse effects relate to yard dimensions as there will be a 7m infringement.

A variety of issues are relevant in determining the nature and scale of effects on the environment, including:

- **Amenity value**
- **Rural Character**
- **Alternative sitings**
- **Health and Safety**
- **Natural Hazards**

These matters are assessed below in sections 7.3.1 to 7.3.5.

7.3.1 Amenity Value

The amenity values of an area are those features, particularly natural and physical attributes, which make an area attractive and different. In order to maintain the amenity value of the Countryside Living Town zone it is necessary to retain the rural character of an area. This is achieved by ensuring sites are large enough to allow the erection of dwellings and accessory buildings, while maintaining areas of open space between dwellings.

The proposed dwelling is relatively close to the neighbouring dwelling at 22 Kowhai View as there is just 12m approximately between the two dwellings. However, the primary living area of the neighbouring dwelling is located towards the rear of the house, with both indoor and outdoor living areas predominantly looking eastward. Half of the side of the neighbouring dwelling which faces the applicant's site consists of a windowless garage, and as such this elevation has fewer windows than the other elevations of the dwelling. The location of the neighbour's primary living area and reduced windows along the closest side of the neighbouring dwelling means there is less opportunity for the neighbouring property owners to overlook the applicant's site.

The proposed building is neither unduly large nor high and is considered to be typical of what is found on neighbouring sites. The building platform has been excavated lower than natural ground level, and as such the proposed building will sit lower than the neighbouring dwelling by approximately 1.5-2m. In addition some screening between the two lots has already been provided by the applicant in the form of juvenile ash, and the applicant proposes to add to this and also construct a boundary fence suitable for giving each site a good degree of privacy.

Despite the small distance between the applicant's dwelling and the neighbouring dwelling it is considered that the effect on the visual character of the neighbouring site will be no more than minor. The height and positioning of the proposed dwelling will not result in a significant intrusion into the neighbouring properties visual landscape.

7.3.2 Rural Character

The concept of rural character is made of elements such as open paddocks, streams and productive activity (i.e. farming, livestock and horticultural activity). Built structures are generally subordinate to the other physical rural features, such as underlying landforms, open paddocks and shelterbelts. The purpose of the Countryside Living Town (CLT) Zone is recognised as allowing land to be developed for countryside living activities while not losing its essential rural character. The CLT Zone is not intended to be a transitional stage to a more intensive urban development pattern.

The applicant's proposal will result in the addition of one single level dwelling to the subject site. The building height, siting, design and colours are considered to be typical of what is found in the surrounding area, and as such the dwelling will appear unremarkable on the landscape. The balance of the site will remain in open space which the applicant intends to plant with native vegetation, thus enhancing the rural character of the site. No activities which could adversely affect the rural amenity value of the site are proposed to be undertaken (i.e. by generating noise, dust, traffic volumes or smells), and it is considered that the proposal will not result in a loss of non-urban character.

The effect of the proposed building on the amenity values of the neighbouring site are considered to be no more than minor for the same reasons as the effects on visual character are. As the proposed building will sit lower than the neighbouring dwelling there is no risk of overbearing from the applicants proposal. The elevation of the proposed building will also help ensure that admission of sunlight to the neighbouring building is not affected. Given the positioning of the main living areas towards the rear of the house, planting and fencing along the boundary and the reduced windows as outlined above it is considered that the privacy of the neighbouring property will not be greatly affected. As such, the effects on the rural character of the general area and adjacent sites will be no more than minor.

7.3.3 Alternative Sitings

Consent Notice 6399093.3 states that:

'any buildings erected on lots 10-21 shall be located within the building platforms shown on the plan from Lamb Malloy Ltd and certified by RPH Consulting dated October 2002...etc.'

Council's engineer has noted that the infringement arises because:

"the proposed dwelling has been designed to ensure its footprint stays within the building platform determined as safe by R P Halton in his Geotechnical Report (LIR 40926) where he notes "upper limits of surface soil creep" and concludes " the need for caution....is essential"."

He continues on to recommend that:

"Given the above the infringement to side yard requirement should, in this case, be allowed."

In addition, the topography of the site is such that the formation of another building platform would require extensive earthworks. Compliance with the 10m side yard setback would result in an unusable and unrealistic building envelope. In view of the above it is considered that the proposed building siting with associated yard infringement is the most suitable position available.

7.3.4 Health and Safety

The neighbouring property owner along the southern boundary most affected by the infringement has not given written approval for this proposal. As such there could be adverse effects on health and safety through the size and scale of the building impinging on the ability of the neighbouring property owners to use and enjoy their site. However, given the fact that the proposed building is a rather unremarkable one level dwelling it is considered that there will be no effect in this regard on the neighbouring property owner.

7.3.5 Natural Hazards

The subject site is not noted on Council records as being subject to any natural hazard (e.g. coastal inundation, geotechnical instability). Council's Engineer has reviewed the information submitted with the application and after visiting the site concluded that instability issues can be avoided to a satisfactory level. It is therefore considered that the adverse effects of the proposal on stability are considered to be no more than minor.

7.3.6 Summary of Effects

The adverse effects as assessed in terms of section 104 (1)(a) of the Act, will in the writer's opinion be no more than minor. The siting of the proposed dwelling is appropriate and adverse effects on the neighbouring dwelling will be no more than minor.

7.4 Section 104(1)(b) – Relevant District Plan Objectives, Policies & Assessment Criteria & Other Plans

7.4.1 Proposed Plan 2000

The proposal is considered to be not contrary to any objectives or policies of the Proposed District Plan 2000.

The focus in the objectives and policies for the Rural Zone is to enable people to meet their own needs and undertake activities within the rural environment, dependent on any use, development or subdivision being of a form that maintains and enhances the character (objective 7.3.1) and amenity values (objective 7.3.3) of the existing rural environment.

Policy 7.4.4 (a) and (b) states that:

“Subdivision and activities should be undertaken so that adverse effects, including cumulative effects, on amenity values are avoided, remedied or mitigated and in particular that:

- (a) buildings and service areas, such as those for parking, are sited and designed so as to maintain and protect visual and aural privacy for neighbouring sites;*
- (b) buildings and service areas are sited and designed so as to maintain admission of sunlight to neighbouring sites;”*

The proposed dwelling is considered not to be contrary to this policy as the positioning of living areas, lowered elevation of the proposed dwelling and boundary planting are deemed as adequate measures to remedy and mitigate adverse effects on amenity values of the neighbouring site.

Policy 7.4.2 suggests that:

“The open space character of rural areas can be retained, for example, by clustering new dwellings and undertaking a more comprehensive approach to subdivision and development.”

A large area of open space is retained towards the northeast of the subject development by the clustering of houses near Kowhai View. Moving the dwelling elsewhere onsite will result in a reduction in open space and affect the visual amenity and thus the rural character of the general area.

The proposed dwelling maintains the rural character and amenity value of the rural environment, and the adverse effects on the amenity value of adjoining properties have been addressed appropriately. As such, the proposal as it stands is considered to fit in with the intention of the Proposed District Plan.

Assessment Criteria

The proposal requires consideration under the Proposed District Plan as a restricted discretionary activity. The relevant assessment criteria are given in Rule 7.12.1, where Council has restricted its discretion to the following matters:

- a) Building height.
- b) Building height in relation to boundary.
- c) Building or tree height and location within any airfield height limits.
- d) Site coverage.
- e) Yard dimensions and building siting.
- f) On site manoeuvring areas.

It is considered that the proposal is neutral in respect of the following assessment criteria:

- *Whether the proposed height and scale of the building will have an adverse effect on the rural character of a site.*
- *Whether the site coverage will exacerbate or create a natural hazard.*
- *Whether there are alternative methods, actions or siting of development or buildings that could achieve the applicant's objectives.*
- *Whether there are appropriate mitigation measures available and are applied.*
- *Whether adequate provision can be made for on-site vehicle manoeuvring.*

It is considered that the proposal is neutral in respect of the following assessment criteria through provision of appropriate remediation and mitigation measures as outlined above:

- *Whether the proposed height and scale of the building will adversely affect amenity values of neighbouring sites by reducing privacy, reducing sunlight admission and causing overbearing by buildings on adjacent sites.*
- *Whether the proposed height and location of buildings will adversely affect the visual character of adjacent sites.*

- *Whether the proposed height and scale of the building will have an adverse effect on the use and enjoyment of sites, and the health and safety of people in the vicinity of the site(s).*

The meeting of these assessment criteria demonstrates that the proposed dwelling will not detract from the amenity value and visual character of neighbouring sites or the surrounding area.

7.4.2 Auckland Regional Policy Statement

The Auckland Regional Policy Statement (hereafter the RPS) sets out the broad resource management issues, objectives and policies for the Auckland Region to achieve the sustainable management of the natural and physical resources of the Region. The RPS identifies significant matters of concern to Tangata Whenua and objectives, policies and methods are set out to achieve sustainable and integrated management of major natural and physical resources. The RPS recognises that the Auckland region has a diverse natural and cultural environment with features such as intricate coast lines and bush clad slopes. The key strategic resource management issues in the Auckland region stem from the pressures and impacts of development on the region's natural and physical resources. The RPS promotes integrated management of development to ensure the protection of environmental quality.

The Auckland Regional Council has also notified Proposed Change 6 to the ARPS (submissions closed on 31 May 2005). This change arose from section 39(1) of the Local Government (Auckland) Amendment Act 2004, and its purpose is to integrate the land transport and land use provisions of the ARPS to ensure consistency with the Auckland Regional Growth Strategy ("the ARGS"). The ARGS incorporates a Northern and Western Sector Agreement which identifies the population growth to be incorporated in the Rodney District.

As the subject site is within a rural zone it is considered that the intent of the RPS in terms of the Rural Areas is most relevant to this proposal, specifically part 2.6.17 of Proposed Change 6. In seeking to integrate land transport and land use provisions regionally, Proposed Change 6 seeks, under Policy 2.6.17, that the use and development of land in rural areas and/or land outside the Metropolitan Urban Limits, be managed to avoid adverse effects (including cumulative effects) on the rural character. As outlined above the proposal will not have adverse effects on rural character in general. Therefore, it is considered that the proposal is consistent with the Auckland Regional Policy Statement.

7.5 Section 104(1)(c) - Other Matters

A variety of other matters are relevant in determining the application. These matters are assessed as follows:

7.5.1 Non-Statutory Documents

A number of non-statutory instruments are relevant in considering the proposal. It is noted by the writer that recent case law asserts that less emphasis ('weight') should be placed on non statutory documents.

Vision Rodney

Vision Rodney is the district strategy for the next 20-30 years which was determined after much public consultation. Vision Rodney is a statement of the future and what the residents of the district want for themselves. Vision Rodney has the following intents:

- We will keep our Country look and feel
- We will not let towns and villages sprawl
- We will maintain our lifestyles and look after the environment
- We will take care of ourselves while working with others
- We will be able to make our living in Rodney District Council
- We will determine the future of our district

The statement that is relevant to the proposal is “We will keep our Country look and feel”. The statement talks about the country character of Rodney and the mix of pastoral activities, natural and coastal areas, and countryside living areas this encompasses. The need to balance the ability of the land to be used for rural purposes and the demand for rural subdivision is discussed. Vision Rodney also notes:

‘The elements of what is often a visual “perception” of the countryside will be identified and retained.’

The proposed dwelling positioning near the road maintains the open space of the site. It is considered that the repositioning of the dwelling would impinge on the vista of open space currently experienced towards the northeast of this development as well as the ability of the land to be used for rural purposes. As such, the proposal is considered to be consistent with the values contained in Vision Rodney.

7.6 Purpose and Principles of Part II of the Resource Management Act 1991

The Council is required to consider the application in regard to the purposes and principles of the Resource Management Act 1991 (hereafter referred to as the Act), which are contained in Part II (being sections 5 to 8).

Section 5 outlines the purpose of the Act, defining sustainable management. In order to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, the Auckland Region must accommodate future population growth and economic development. The growth must be tempered with the need to fulfill the requirement of Section 5(2)(c) avoid, remedy or mitigate adverse effects of activities on the environment. For the reasons discussed in the evaluation section above it is considered that the proposal will not result in adverse effects on the amenity value and visual character of neighbouring properties or the rural character of the general area. It is considered that the proposal is consistent with the provisions of Section 5 of the Act.

Section 6 highlights the importance of outstanding natural features, in relation to the importance of the protection from inappropriate subdivision use and development. This section of the Act is not relevant as the application is not within a Significant Natural Area.

Other matters are discussed in Section 7. Such matters include kaitiakitanga, maintenance and enhancement of natural and physical resources, intrinsic values of ecosystems, and the maintenance and enhancement of the quality of the environment. The adverse effects on the landscape and visual amenity values of the proposal have been discussed above and it is concluded that the application is consistent with Section 7 of the Act.

It is not considered that this application raises any concerns regarding the Treaty of Waitangi, as there are no archaeological sites or cultural heritage sites recorded on that site and therefore is consistent with Section 8 of the Act.

Overall, it is considered that the application is consistent with Section 5 of Part II of the Resource Management Act 1991.

RECOMMENDATION

That, pursuant to Sections 104, 104B and 104C of the Resource Management Act 1991, the notified application for resource consent by Bernie and Jan Kose to erect a dwelling with associated side yard infringement at 5 Kowhai View, Warkworth, legally described as Lot 11 DP 342650, be approved consent.

ATTACHMENTS:

- Annexure 1 Copy of Application and Supporting Information**
- Annexure 2 Aerial Map of site and surrounds**
- Annexure 3 Digital Images**
- Annexure 4 Map of notified property and location of submitter**
- Annexure 5 Submissions**
- Annexure 6 Development Engineering Assessment**
- Annexure 7 Submitters written approval and withdrawal**