

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2022/0570
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot Y DP 395065, 1108 Oxford Falls Road FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2017/0386 granted for Alterations and Additions to a dwelling house attached secondary dwelling, swimming pool and garage
Locality:	B2 Oxford Falls Valley
Category:	Category 2 – Housing
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Angalee Rose Esposito Peter Allan Esposito
Applicant:	Shorehouse Projects Pty Ltd
Application Lodged:	21/10/2022
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	28/10/2022 to 11/11/2022
Advertised:	Not Advertised
Submissions Received:	1
Clause 20 Variation:	No
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The applicant seeks to modify development consent DA2017/0386 granted for alterations and additions to a dwelling house attached secondary dwelling, swimming pool and garage.

The proposed modification involves a redesign of the approved dwelling including a revised façade and built form elements, including changing the roof form from a hipped roof to a flat roof. Amendments to the internal layout is also proposed.

The overall footprint of the dwelling is to remain generally the same as the approved development. Additional landscaped area is also proposed through the repositioning and reduction of the approved swimming pool.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

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

SITE DESCRIPTION

The subject site consists of one (1) allotment located on the western side of Oxford Falls Road and is legally defined as Lot Y in DP 395065.

The site is irregular in shape with a frontage of 21.22m along Oxford Falls Road and a maximum depth of 103.62m. The site has a surveyed area of 1,726m².

The site is located within the B2 Oxford Falls Valley locality and accommodates single-storey residential dwelling and an outbuilding at the rear.

The site falls approx. 5m from the east towards Middle Creek located behind the outbuilding.

The site is predominantly landscaped with grass and several small trees.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by rural residential development, a private recreation facility and remnant bushland.

Map:



SITE HISTORY

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

Application **DA2017/0386** for Alterations and Additions to a dwelling house attached secondary dwelling, swimming pool and garage was approved on 14/08/2017 by Council staff.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

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

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2017/0386, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55(1A) – Minimal Environmental Impact	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	<p>Yes</p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons:</p> <ul style="list-style-type: none"> • no unreasonable additional amenity impact to adjacent properties or the public domain is expected • the built form of the dwelling will remain generally consistent with the approved development
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2017/0386 for the following reasons:</p> <ul style="list-style-type: none"> • the modification is consistent with the approved alterations and additions to the existing dwelling • the modification does not alter the approved land use of the site • all expected outcomes of the original assessment are maintained under the modification
<p>(c) it has notified the application in accordance with:</p> <p>(i) the regulations, if the regulations so require,</p> <p>or</p> <p>(ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and</p>	<p>The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, and the Northern Beaches Community Participation Plan.</p>

Section 4.55(1A) – Minimal Environmental Impact	Comments
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	See discussion on “Notification & Submissions Received” in this report.

Section 4.15 Assessment

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan 2000 applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<p><u>Part 4, Division 2</u> of the EP&A Regulation 2021 requires the consent authority to consider “Prescribed conditions” of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&A Regulation 2021 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent.</p>

Section 4.15 'Matters for Consideration'	Comments
	<p><u>Clauses 62 and/or 64</u> of the EP&A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>i) The environmental impacts of the proposal on the natural and built environment are addressed under the General Principles of Development Control in this report. In summary, the proposal is satisfactory with conditions, having regard to environmental impacts.</p> <p>(ii) The proposal will not have a detrimental social impact on the locality considering the educational character of the proposal.</p> <p>(iii) The proposal will not have a detrimental economic impact on the locality considering the mixed semi-rural uses within the surrounding locality and the existing and ongoing use of the site for educational purposes.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection.

A Bush Fire Report was submitted with the original development application (prepared by Australian Bushfire Protection Planners, dated 18/04/2017) stating that the development conforms to the relevant specifications and requirements within Planning for Bush Fire Protection.

A letter prepared by Australian Bushfire Protection Planners, dated 19/10/2022 was submitted with the modification application advising the proposed changes do not adversely affect the results of the original bushfire assessment.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 28/10/2022 to 11/11/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

As a result of the public exhibition process council is in receipt of 1 submission/s from:

Name:	Address:
Nicole Helen Richardson	1109 Oxford Falls Road FRENCHS FOREST NSW 2086

The following issues were raised in the submission:

- Boundary fence
- Privacy
- Landscaping

The above issues are addressed as follows:

- **Boundary fence**

The submission raised concern regarding the impact of construction works upon the existing fence along the southern boundary.

Comment:

The original development consent contains conditions regarding the management of construction work so as to not impact existing structures on adjacent land. Any damage that may occur to shared structures along a privacy property boundary is a matter to be dealt with between the relevant property owners.

- **Privacy**

The submission raised concern regarding potential privacy impacts of the proposed windows on the southern elevation.

Comment:

Council has reviewed the proposed windows on all elevations and conclude the extent of privacy impact from the windows are generally the same as the approved development. As such, the expected privacy impact is considered acceptable in the context of the site and surrounds.

- **Landscaping**

The submission raised concern regarding the planting of vegetation along the southern boundary to assist in privacy protection.

Comment:

The applicant has submitted a landscape plan that indicates vegetation planting along the southern boundary that will assist in providing additional privacy between properties.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.</p> <p>Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.</p>
NECC (Riparian Lands and Creeks)	<p>This application was assessed in consideration of:</p> <ul style="list-style-type: none"> - Supplied plans and reports; - Coastal Management Act 2016; - State Environmental Planning Policy (Resilience and Hazards) 2021; and - Relevant LEP and DCP clauses

Internal Referral Body	Comments
	The modification is minor and is unlikely to have an adverse effect on the integrity and resilience of the biophysical, ecological and hydrological environment.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPis)

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

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

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

State Environmental Planning Policies (SEPPs)

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. A476257, dated 06/10/2022). A condition has been included in the recommendation of this report requiring compliance with the commitments indicated in the BASIX Certificate.

State Environmental Planning Policy (Resilience and Hazards) 2021

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

Warringah Local Environment Plan 2000

The property is subject to Clause 1.3(1A) of the Warringah Local Environmental Plan 2011 and is classified as 'Deferred Land'. The development is therefore guided by the provisions of the Warringah Local Environment Plan 2000 and is located within the B2 Oxford Falls Valley locality.

B2 Oxford Falls Valley

The Desired Future Character Statement for Locality B2 states:

"The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows."

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained."

The proposed development is defined as "housing" under the WLEP 2000 dictionary. "Housing" is identified as Category 2 development in this locality.

Clause 12(3)(a) of WLEP 2000 requires the consent authority to be satisfied that the proposed development is consistent with the Locality's DFC statement.

Comment:

The application proposes modifications to the approved alterations and additions to the existing dwelling, including a substantial redesign of the dwelling. The proposed redesign does not substantially alter the approved building footprint and it reduces the overall building height through the change of roof form from a hipped roof to a flat roof. The overall landscaped area of the site is increased as a result of the modification.

Visual impact is managed through external materials and finishes that are sympathetic to the natural environment, its overall lower height and improved landscaped setting. The building remains unseen from Narrabeen Lagoon and Wakehurst Parkway, and it does not impact upon bushland along Forest Way or Wakehurst Parkway.

Stormwater remains to be directed by gravity to the Middle Creek by downpipes, pits and trenches, thereby appropriately managing the impact of the development on the Narrabeen Lagoon catchment.

Overall, the proposed modification does not fundamentally change the development's consistency with the DFC as considered in the original assessment.

As such, the proposed development is considered to be consistent with the Locality's DFC statement.

Built Form Controls (Development Standards)

The following table outlines compliance with the Built form Controls of the above locality statement:

Built Form Control	Required	Approved	Proposed	Complies
Housing Density	1 dwelling per 20 hectares	1 dwelling per 1726m ²	Unaltered	As approved
Building Height	8.5 metres	8.25m	7.5m	Yes
	7.2m (floor to ceiling)	6.6m	7.2m	Yes
Front Building Setback	20m	Dwelling – 18.6m	18.3m	Acceptable, remains behind front building line of approved garage
		Garage – 14.3m	Unaltered	As approved
Side Building Setback	N - 10m	Dwelling – 4.4m	Unaltered	As approved
		Swimming pool – 5.5m	8.2m	Acceptable, greater than approved
	S - 10m	Dwelling – 1.5m	1.5m	As approved
		Garage – 0.95m	0.95m	As approved
		Swimming pool – 1.2m	1.3m	Acceptable, greater than approved
Rear Building Setback	10m	40.2m	Unaltered	Yes
Bushland Setting	30% (517.3m ²)	56% (965.5m ²)	62.2% (1,073.8m ²)	Yes

General Principles of Development Control

The following General Principles of Development Control as contained in Part 4 of Warringah Local Environmental Plan 2000 are applicable to the proposed application:

General Principles	Applies	Comments	Complies
CL38 Glare and reflections	Yes	Satisfactory	Yes
CL42 Construction Sites	Yes	Satisfactory	Yes
CL43 Noise	Yes	Satisfactory	Yes
CL44 Pollutants	Yes	Satisfactory	Yes
CL47 Flood Affected Land	Yes	Satisfactory	Yes
CL48 Potentially Contaminated Land and CL49 Remediation of Contaminated Land	Yes	<p>The site has been used for residential purposes for a significant period of time and it is therefore considered that the site poses no risk of contamination.</p> <p>No further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.</p>	Yes
CL50 Safety and Security	Yes	Satisfactory	Yes
CL54 Provision and Location of Utility Services	Yes	<p>Satisfactory, the site has existing utility connections except for sewerage.</p> <p>This matter was considered in the original development application.</p>	Yes

General Principles	Applies	Comments	Complies
CL56 Retaining Unique Environmental Features on Site	Yes	Satisfactory	Yes
CL57 Development on Sloping Land	Yes	Satisfactory	Yes
CL58 Protection of Existing Flora	Yes	Satisfactory	Yes
CL60 Watercourses and Aquatic Habitats	Yes	<p>Satisfactory</p> <p>A watercourse (Middle Creek) runs adjacent to the western boundary. The proposed development, including excavation works, will not impact on the watercourse subject to appropriate conditions of consent that require sediment and erosion control measures to be implemented prior and during construction.</p> <p>Based on the above, the proposal is considered to achieve the objectives of the General Principle.</p>	Yes
CL61 Views	Yes	Satisfactory	Yes
CL62 Access to sunlight	Yes	Satisfactory	Yes
CL63 Landscaped Open Space	Yes	Satisfactory	Yes
CL63A Rear Building Setback	Yes	Satisfactory	Yes
CL64 Private open space	Yes	Satisfactory	Yes
CL65 Privacy	Yes	Satisfactory	Yes
CL66 Building bulk	Yes	<p>Satisfactory</p> <p>The modified proposal generally maintains and, in some parts, reduces the built form and scale of the approved building. The resulting bulk and scale is therefore visually consistent with the overall development.</p>	Yes
CL67 Roofs	Yes	Satisfactory	Yes
CL70 Site facilities	Yes	Satisfactory	Yes
CL71 Parking facilities (visual impact)	Yes	Satisfactory	Yes
CL72 Traffic access and safety	Yes	Satisfactory	Yes
CL74 Provision of Carparking	Yes	Satisfactory	Yes
CL75 Design of Carparking Areas	Yes	Satisfactory	Yes
CL76 Management of Stormwater	Yes	Satisfactory	Yes
CL77 Landfill	Yes	Satisfactory	Yes
CL78 Erosion and Sedimentation	Yes	Satisfactory	Yes

Schedules

Schedule	Applies	Complies
Schedule 5 State policies	Yes	Yes
Schedule 6 Preservation of bushland	Yes	Yes
Schedule 7 Matters for consideration in a subdivision of land	No	Yes
Schedule 8 Site analysis	Yes	Yes
Schedule 9 Notification requirements for remediation work	No	N/A
Schedule 10 Traffic generating development	No	Yes
Schedule 11 Koala feed tree species and plans of management	No	N/A
Schedule 12 Requirements for complying development	No	N/A
Schedule 13 Development guidelines for Collaroy/Narrabeen Beach	No	N/A
Schedule 14 Guiding principles for development near Middle Harbour	No	N/A
Schedule 15 Statement of environmental effects	Yes	Yes
Schedule 17 Carparking provision	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2022

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan 2000;
- Warringah Development Control Plan 2000; and
- Codes and Policies of Council.

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

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

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

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

RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2022/0570 for Modification of Development Consent DA2017/0386 granted for Alterations and Additions to a dwelling house attached secondary dwelling, swimming pool and garage on land at Lot Y DP 395065, 1108 Oxford Falls Road, FRENCHS FOREST, subject to the conditions printed below:

A. Add Condition No. 3A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

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

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A003 Issue 01 – Site Plan	06/10/2022	Shorehouse Projects
A004 Issue 01 – Demolition Plan	06/10/2022	Shorehouse Projects
A005 Issue 01 – Demolition Plan – Walls	06/10/2022	Shorehouse Projects
A100 Issue 01 – Ground Floor	06/10/2022	Shorehouse Projects
A101 Issue 01 – First Floor	06/10/2022	Shorehouse Projects
A102 Issue 01 – Roof Plan	06/10/2022	Shorehouse Projects
A200 Issue 01 – East and West Elevation	06/10/2022	Shorehouse Projects
A201 Issue 01 – North Elevation	06/10/2022	Shorehouse Projects
A201 Issue 01 – South Elevation	06/10/2022	Shorehouse Projects
A300 Issue 01 – Cross Sections	06/10/2022	Shorehouse Projects

Reports / Documentation – All recommendations and requirements contained within:		
Report Title / No.	Dated	Prepared By
BASIX Certificate No. A476257	06/10/2022	Shorehouse Projects

Bushfire Assessment (Ref: B223944)	19/10/2022	Australian Bushfire Protection Planners
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- b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.
- c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
A006 Issue 01 – Landscape Plan	06/10/2022	Shorehouse Projects

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

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

B. Add Condition No. 10A - Fire Separation of Occupancies and Sound Transmission Ratings to read as follows:

- a) Fire preventative construction to the new building work, and upgrading measures and works to the existing building are required to be carried out to fully fire separate each occupancy and ensure full compliance with the requirements of Part C of the Building Code of Australia.
- b) Sound Transmission requirements are to be provided between occupancies so as to comply with Part F of the Building Code of Australia.

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

Reason: To ensure adequate provision is made for fire safety and sound transmission minimisation in the premises for health/amenity compliance and building occupant safety.

C. Add Condition No. 10B - Laundry Requirements to Comply with the Building Code of Australia to read as follows:

The layout of the laundry area is to be designed to incorporate facilities (including a washtub), in accordance with Part 3.8.3 of Volume 1 of the Building Code of Australia.

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

Reason: To ensure adequate provision is made for Health and Amenity in accordance with the minimum provisions of the BCA.

In signing this report, I declare that I do not have a Conflict of Interest.



Nick Keeler, Planner

The application is determined on 08/12/2022, under the delegated authority of:



Rodney Piggott, Manager Development Assessment