

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

<b>Application Number:</b>	Mod2022/0403
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<b>Responsible Officer:</b>	Grace Facer
<b>Land to be developed (Address):</b>	Lot 23 DP 9561, 1 Tutus Street BALGOWLAH HEIGHTS NSW 2093
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1130 granted for Demolition works and construction of a dwelling house including a swimming pool
<b>Zoning:</b>	Manly LEP2013 - Land zoned R2 Low Density Residential
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Angela Lorna Winter
<b>Applicant:</b>	Angela Lorna Winter

<b>Application Lodged:</b>	29/07/2022
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Refer to Development Application
<b>Notified:</b>	10/08/2022 to 24/08/2022
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	0
<b>Clause 4.6 Variation:</b>	Nil
<b>Recommendation:</b>	Approval

### PROPOSED DEVELOPMENT IN DETAIL

The proposal consists of the following modifications to the development approved under DA2021/1130:

#### Basement Level

- Garden access stair along the north facade from the driveway to ground floor level

#### Lower Ground Floor Level

- Addition of a glass cover above pergola at front door

## Ground Floor Level

- Align external wall at pantry
- Omit internal pantry wall
- Connect west facing windows (pantry and kitchen) and adjust wall
- Extend window in family room, adjust wall, and omit shutter
- Confirm use of gas powered appliance to the fireplace to the living room
- Move garden access stair from driveway to the north façade wall
- Confirm gas heating to pool heat pump
- Confirm gas instantaneous hot water system for the dwelling

## First Floor Level

- Align external wall at bath 1
- Extend window, adjust wall, omit shutter, and add overhead sunshade in bedroom 1
- Extend window, adjust wall, omit shutter, extend balcony, and add overhead sunshade in bedroom 2 and 3

## Roof

- Add aluminum framed sunshade louvres above balconies in bedroom 1, 2 and 3

## ASSESSMENT INTRODUCTION

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

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

## SUMMARY OF ASSESSMENT ISSUES

Manly Development Control Plan - 4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)

## Manly Development Control Plan - 4.1.4 Setbacks (front, side and rear) and Building Separation

### SITE DESCRIPTION

<b>Property Description:</b>	Lot 23 DP 9561 , 1 Tutus Street BALGOWLAH HEIGHTS NSW 2093
<b>Detailed Site Description:</b>	<p>The subject site consists of one allotment located on the western side of Tutus Street, Balgowlah Heights.</p> <p>The site is rectangular in shape with a frontage of 19.2m and a depth of 67.055m. The site has a surveyed area of 1286sqm.</p> <p>The site is located within the R2 Low Density Residential zone pursuant to Manly LEP 2013. The site previously accommodated a two storey dwelling house. However, this dwelling has recently been demolished and construction works have commenced for the works approved under Development Application DA2021/1130.</p> <p>The site is well landscaped and contains numerous native and exotic tree species, in addition to large exposed rock outcrops located within the rear yard. The site adjoins Heathcliff Reserve to the south which contains dense vegetation, particularly towards the north-eastern portion of the reserve. The boundary between the site and adjacent reserve is not formally defined and access to the reserve (and Heathcliff Road) can be obtained through the rear of the site.</p> <p>The rear yard is situated at the top of a ridge line and slopes away to the north-east and west. The falls towards the northeast represents a decline of approximately 11.6m, whilst the falls towards the west represents a decline of approximately 2.4m.</p> <p>The site is not burdened by any restrictive covenants, however is identified within a potential landslip area on the Manly DCP 2013 mapping.</p> <p><b>Description of Surrounding Development</b></p> <p>The surrounding built environment is characterised by dwelling houses (and ancillary structures) typically 2-3 storeys in height, although there are examples of 4 storey buildings.</p>

Map:



## SITE HISTORY

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

- **Pre-lodgement Meeting PLM2021/0033** to discuss a future application involving demolition works and construction of a dwelling house including a swimming pool.
- **Development Application DA2021/1130** for demolition works and construction of a dwelling house including a swimming pool approved by Council on 28 September 2021.
- **Construction Certificate CC2021/1465** issued on 24 November 2021 for the works approved under the aforementioned development consent.
- **Modification Application MOD2022/0149** for modifications to DA2021/1130 approved by Council on 23 May 2022

## Application History

Following the preliminary assessment of the application, it was found that the application partly related to works that have already been undertaken on the site. Recent case law in regard to modifications that seek retrospective consent has the effect of removing Council's power to approve any retrospective works in any application to modify an existing development consent. This specifically relates to the determination by the NSW Supreme Court of Appeal, *Ku-ring-gai Council v Buyozo Pty Ltd* [2021] NSWCA 177 made on 13 August 2021.

Subsequently, the applicant submitted amended plans and a revised statement of modification that involved the removal of any aspect of the proposed works which have already been constructed.

The amended plans did not alter the environmental impact and therefore, the application was not required to be re-notified in accordance with the Northern Beaches Community Participation Plan. (CPP).

## 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 DA2021/1130, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55 (2) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55 (2) - Other Modifications	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 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 consent authority can be satisfied that the development to which the consent as modified relates is substantially the same as the development for which the consent was originally granted under DA2021/1130 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed modifications do not result in any substantive changes to the external configuration, bulk, scale or height of the development approved under DA2021/1130</li> <li>• The changes are relatively minor in nature and are not anticipated to result in any amenity impacts to the public domain or private properties</li> <li>• The revised design with minor modifications, when viewed from the streetscape or neighbouring properties, will largely present the same visual impact and appearance to that originally approved</li> </ul>
(b) it has consulted with the relevant Minister, public	Development Application DA2021/1130



Section 4.55 (2) - Other Modifications	Comments
authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	did not require concurrence from the relevant Minister, public authority or approval body.
(c) it has notified the application in accordance with:  (i) the regulations, if the regulations so require,  or  (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	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, and the Northern Beaches Community Participation Plan.
(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.	No submissions were received in relation to this application.

## Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

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	Manly Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<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 in the original consent.

Section 4.15 'Matters for Consideration'	Comments
	<p><u>Clause 29</u> of the EP&amp;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&amp;A Regulation 2021 allow Council to request additional information. Additional information was requested in relation to amendments to the Plans - Master Set to remove any works seeking retrospective approval. Subsequently, the applicant provided the requested information.</p> <p><u>Clause 61</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clauses 62 and/or 64</u> of the EP&amp;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&amp;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 in the original consent.</p> <p><u>Clause 69</u> of the EP&amp;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 in the original 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) <b>Environmental Impact</b> The environmental impacts of the proposed development on the natural and built environment are addressed under the Manly Development Control Plan section in this report.</p> <p>(ii) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b> The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment 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 not classified as bush fire prone land.

## NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 10/08/2022 to 24/08/2022 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 of the application Council received no submissions.

## REFERRALS

Internal Referral Body	Comments
Parks, reserves, beaches, foreshore	<p>The application is for modification to development consent DA2021/1130 including changes to the form of the approved dwelling and swimming pool, and described in reports and illustrated in plans highlighting the design changes.</p> <p>The property adjoins Heathcliff Crescent Reserve, and the proposed modifications are not detrimental to the landscape character of the adjoining Reserve, and as such Parks, Reserves and Foreshores raise no concerns with the development proposal.</p>

## 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) and State Regional Environmental Plans (SREPs)

### SEPP (Building Sustainability Index: BASIX) 2004



A BASIX certificate has been submitted with the application (see Certificate No.1195996S\_03 dated 13 July 2022). The BASIX Certificate is supported by a NatHERS Certificate (see Certificate No.0007873102-01, dated 13 July 2022).

The BASIX Certificate indicates that the development will achieve the following:

Commitment	Required Target	Proposed
Water	40	40
Thermal Comfort	Pass	Pass
Energy	50	50

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

## SEPP (Resilience and Hazards) 2021

### Chapter 4 – Remediation of Land

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.

## Manly Local Environmental Plan 2013

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

### Principal Development Standards

Standard	Requirement	Approved	Proposed	% Variation	Complies
Height of Buildings:	8.5m	8.26m	Unaltered	-	Yes
Floor Space Ratio	FSR:0.4: 1 (514.4m <sup>2</sup> )	FSR: 0.384.1 (494.3m <sup>2</sup> )	Unaltered	-	Yes

### Compliance Assessment

Clause	Compliance with Requirements
2.7 Demolition requires development consent	Yes
4.3 Height of buildings	Yes
4.4 Floor space ratio	Yes
6.2 Earthworks	Yes

Clause	Compliance with Requirements
6.4 Stormwater management	Yes
6.9 Foreshore scenic protection area	Yes
6.12 Essential services	Yes

## Manly Development Control Plan

### Built Form Controls

Built Form Controls - Site Area: 1286m <sup>2</sup>	Requirement	Approved	Proposed	Complies
4.1.1.1 Residential Density and Dwelling Size	Dwelling Size: 122m <sup>2</sup> minimum GFA required based off no. bedrooms and bathrooms	494.3m <sup>2</sup>	Unaltered	Yes
4.1.2.1 Wall Height	N: 8m (based on gradient 1:4)	7.46m	Unaltered	Yes
	S: 7.4m (based on gradient 1:7)	7.59m	Unaltered	As approved
4.1.2.2 Number of Storeys	2 storeys	3 storeys	Unaltered	As approved
4.1.2.3 Roof Height	Height: 2.5m	Flat roof	Unaltered	Yes
	Parapet Height: 0.6m	0.45m	Unaltered	Yes
	Pitch: maximum 35 degrees	Flat roof	Unaltered	Yes
4.1.4.1 Street Front Setbacks	6m (as street does not have a uniform prevailing building line)	10m	Unaltered	As approved
4.1.4.2 Side Setbacks and Secondary Street Frontages	N: 2.49m (1/3 of proposed wall height)	2.3m - 7.1m	Unaltered	As approved
	S: N/A - Clause 4.1.4.6 applies as the southern boundary adjoins RE1 zone	N/A	N/A	Yes
	Windows: 3m	Windows up to 1.5m of side boundary	Unaltered	Yes
4.1.4.4 Rear Setbacks	8m	19.61m (dwelling) 2.55m (pool cabana)	Unaltered	As approved
4.1.4.6 Setback for development adjacent to LEP Zones RE1, RE2, E1 and E2	S: 6m (common boundary)	1.5m - 6m (dwelling) 8.16m (pool cabana)	Unaltered	As approved
4.1.5.1 Minimum Residential Total Open Space Requirements Residential Open Space Area: OS1/2/3/4	Open space 60% of site area (514.4m <sup>2</sup> )	62.67% (805.99m <sup>2</sup> )	Unaltered	Yes
	Open space above ground 25% of total open space (201.5m <sup>2</sup> )	6.2% (50m <sup>2</sup> )	Unaltered	

4.1.5.2 Landscaped Area	Landscaped area 40% of open space (322.4m <sup>2</sup> )	67.87% (547.06m <sup>2</sup> )	Unaltered	Yes
	4 native trees	> 4 native trees	Unaltered	Yes
4.1.5.3 Private Open Space	18m / 12sqm per dwelling	> 18m <sup>2</sup>	Unaltered	Yes
4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas	Maximum 50% of frontage up to maximum 6.2m	6.2m (width of basement dedicated to parking)	Unaltered	Yes
4.1.9 Swimming Pools, Spas and Water Features	1m height above ground	1.3m	Unaltered	Yes
	1m curtilage/1.5m water side/rear setback	1.3m (curtilage) / 1.8m (water line)	Unaltered	Yes
Schedule 3 Parking and Access	Dwelling 2 spaces	2 spaces	Unaltered	Yes

#### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
3.1 Streetscapes and Townscapes	Yes	Yes
3.1.1 Streetscape (Residential areas)	Yes	Yes
3.3.1 Landscaping Design	Yes	Yes
3.3.2 Preservation of Trees or Bushland Vegetation	Yes	Yes
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	Yes	Yes
3.4.1 Sunlight Access and Overshadowing	Yes	Yes
3.4.2 Privacy and Security	Yes	Yes
3.4.3 Maintenance of Views	Yes	Yes
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	Yes	Yes
3.7 Stormwater Management	Yes	Yes
3.8 Waste Management	Yes	Yes
3.9 Mechanical Plant Equipment	Yes	Yes
3.10 Safety and Security	Yes	Yes
4.1 Residential Development Controls	Yes	Yes
4.1.1 Dwelling Density, Dwelling Size and Subdivision	Yes	Yes
4.1.1.1 Residential Density and Dwelling Size	Yes	Yes
4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)	No	Yes
4.1.3 Floor Space Ratio (FSR)	Yes	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	No	Yes
4.1.5 Open Space and Landscaping	Yes	Yes
4.1.8 Development on Sloping Sites	Yes	Yes
4.1.9 Swimming Pools, Spas and Water Features	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
4.4.1 Demolition	Yes	Yes
4.4.2 Alterations and Additions	Yes	Yes
4.4.5 Earthworks (Excavation and Filling)	Yes	Yes
5 Special Character Areas and Sites	Yes	Yes
5.4.1 Foreshore Scenic Protection Area	Yes	Yes

### Detailed Assessment

#### **4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)**

The proposed modification does not alter the non-compliant southern wall height or number of storeys approved under DA2021/1130. Therefore, the outcomes of the original consent are maintained under this modification application and a detailed merit assessment is not required in this instance.

#### **4.1.4 Setbacks (front, side and rear) and Building Separation**

The proposed modification does not alter the numerically non-compliant front setback, rear setback or northern side boundary setback approved under DA2021/1130. Therefore, the outcomes of the original consent are maintained under this modification application and a detailed merit assessment is not required in this instance.

### **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;
- Manly Local Environment Plan;
- Manly Development Control Plan; and
- Codes and Policies of Council.

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

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

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

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

## RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2022/0403 for Modification of Development Consent DA2021/1130 granted for Demolition works and construction of a dwelling house including a swimming pool on land at Lot 23 DP 9561,1 Tutus Street, BALGOWLAH HEIGHTS, subject to the conditions printed below:

### A. Add Condition No.1B - 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) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan - Drawing No.DA03 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Basement Plan - Drawing No.DA05 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Lower Ground Plan - Drawing No.DA06 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Ground Floor Plan - Drawing No.DA07 Revision M2	12 June 2022	Achilles Apostolellis Architecture
First Floor Plan - Drawing No.DA08 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Roof Plan - Drawing No.DA09 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Section A Plan - Drawing No.DA10 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Section B Plan - Drawing No.DA11 Revision M2	12 June 2022	Achilles Apostolellis Architecture



North Elevation - Drawing No.DA12 Revision M2	12 June 2022	Achilles Apostolellis Architecture
South Elevation - Drawing No.DA13 Revision M2	12 June 2022	Achilles Apostolellis Architecture
East Elevation - Drawing No.DA14 Revision M2	12 June 2022	Achilles Apostolellis Architecture
West Elevation - Drawing No.DA15 Revision M2	12 June 2022	Achilles Apostolellis Architecture

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate No.1195996S_03	13 July 2022	Building Sustainability

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

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

**B. Add Condition No.1C Limitations of the Modified Approval to read as follows:**

This consent is only for the works on the Approved Architectural Plans.

No approval is granted under this modification for any pre-existing structures on site or any other works shown (or omitted) on the plans.

Reason: To ensure compliance with the terms of this consent.


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

**Signed**



**Grace Facer, Planner**

The application is determined on 19/10/2022, under the delegated authority of:



**Phil Lane, Acting Development Assessment Manager**