

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

<b>Application Number:</b>	Mod2023/0040
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<b>Responsible Officer:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 2 DP 528120, 51 Kalang Road ELANORA HEIGHTS NSW 2101
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1426 granted for Demolition works and construction of a shop top housing development
<b>Zoning:</b>	B2 Local Centre
<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>	Lightning Property Developments Pty Ltd
<b>Applicant:</b>	The Trustee For Lightning Property Developments Unit Trust

<b>Application Lodged:</b>	16/02/2023
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Refer to Development Application
<b>Notified:</b>	22/02/2023 to 08/03/2023
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	1
<b>Clause 4.6 Variation:</b>	Nil
<b>Recommendation:</b>	Approval

### PROPOSED DEVELOPMENT IN DETAIL

The Applicant has submitted this Section 4.55(1A) Modification Application to amend elements of DA2021/1426, granted by the Northern Beaches Local Planning Panel on 1 June 2022, subject to a deferred commencement condition.

Specifically, this application seeks to alter the building at all levels, cumulatively resulting in a 210mm increase to the roof height and a 560mm increase to the lift overrun. Other amendments sought include a redistribution of the ground floor retail premises with a loss of 0.7 square metres; a change to the shape of the planter box atop of the driveway; and amendments to structural columns and the roof to the front of the building.

The extent of elements sought for modification are indicated in red on the architectural plans that accompany the application.

Herein this report, these changes are described as the 'modifications'.

## 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

Pittwater Local Environmental Plan 2014 - 4.3 Height of buildings  
Pittwater 21 Development Control Plan - C1.25 Plant, Equipment Boxes and Lift Over-Run

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS NSW 2101
<b>Detailed Site Description:</b>	<p>The subject site is legally identified as Lot 2 in Deposited Plan 528120 and is known as 51 Kalang Avenue, Elanora Heights.</p> <p>The site falls within the B2 Local Centre zone pursuant to the Pittwater Local Environmental Plan 2014 and is identified as the being the southernmost site of the Elanora Heights Village Centre.</p> <p>The site is triangular in shape with a splayed front boundary to Kalang Road of 32.52m and depths of 45.72m to the north and 38.5m to the southeast. Overall the site has a surveyed area of 661.7m<sup>2</sup>.</p> <p>Presently the site accommodates a two storey building in a landscaped setting with six large (&gt;10m tall) trees in the front garden. A sewer line runs through the property.</p>

Topographically the site falls from north to south by 2m and west to east by 3m.

### Surrounding Development

Northwards of the site is a three storey brick development accommodating six business premises. The building is built hard up to the southern boundary adjoining the site and has at-grade car parking to the rear (east). Further northwards is the remainder of the village centre.

Directly south of the site is a Council car park, bound by a community centre and public reserve to the east. This land is zoned for SP2 Infrastructure. The community centre is predominantly occupied as a childcare centre. Beyond this and to the west is land zoned for dwelling houses.

Map:



### SITE HISTORY

- Development Application no. DA2021/1426 for demolition works and the construction of a shop top housing development, approved by the Northern Beaches Local Planning Panel on 1 June 2022.

### 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 DA2021/1426, 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) - Other Modifications	Comments
<p>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:</p>	
<p>(a) it is satisfied that the proposed modification is of minimal environmental impact, and</p>	<p><b>Yes</b></p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact.</p> <p>The application only seeks to modify the development in order to improve its constructability, notably by increasing the thickness of various slabs which in turn have increased the height of the building. The increased height of building is non-discernible from the public and private domain and is not deleterious to the amenity of any adjacent or nearby receiver. The modification results in no changes to the level of excavation or tree removal, and in fact increases the ratio of landscaping through the enlargement of a planter box.</p> <p>The changes sought are considered to be minor and are of negligible environmental impact.</p>
<p>(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>	<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 DA2021/1426 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The application is not modifying the approved building footprint, setbacks, density, or landuse.</li> <li>• The intensity of the land use is not subject to change resultant of this application.</li> <li>• From the public and private domain the changes to the building are non-discernible and the building will generally appear exactly as it was initially approved.</li> </ul> <p>The consent authority cannot 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 DA2021/1426.</p>

Section 4.55(1A) - Other Modifications	Comments
<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>
<p>(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.</p>	<p>See discussion on “Notification &amp; Submissions Received” in this report.</p>

### 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 4.55 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	Pittwater 21 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 of 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 documentation has been submitted with the parent application, and is not required to be submitted with this modification application as the provisions of SEPP 65 do not apply in this instance.</p> <p><u>Clauses 36 and 94</u> of the EP&amp;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&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 of consent in the original application.</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 matter has been addressed via a condition of consent in the original application.</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 of consent.</p>
<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>	<p>(i) <b>Environmental Impact</b> The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 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>
<p>Section 4.15 (1) (c) – the suitability of the site for the development</p>	<p>The site is considered suitable for the proposed development.</p>
<p>Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs</p>	<p>See discussion on “Notification &amp; Submissions Received” in this report.</p>
<p>Section 4.15 (1) (e) – the public interest</p>	<p>No matters have arisen in this assessment that would justify the refusal of the application in the public interest.</p>

## 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 22/02/2023 to 08/03/2023 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:
Elanora Heights Residents Association	19 Foxall Street ELANORA HEIGHTS NSW 2101

One submission was received on behalf of the Elanora Heights Residents Association which, in essence, raised no objections to the proposed modifications, but altered Council to the fact that their original submission remains valid, and that the design could have been improved in a number of ways.

Development Consent DA2021/1426 has been lawfully issued and is not the subject of a review under this modification application. The submission received is noted, but does not hold determinative weight to this assessment.

## REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.</p> <p>Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.</p>
NECC (Development Engineering)	<p>The modification proposes changes to floor levels which increases the height of the building.</p> <p>No development engineering objections in regards to access or drainage.</p>

External Referral Body	Comments
Ausgrid - SEPP (Transport and Infrastructure) 2021, s2.48	<p><b>Supported, without additional conditions</b></p> <p>Ausgrid raised no comments or conditions beyond what is already imposed in the parent development consent.</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 65 - Design Quality of Residential Apartment Development**

Clause 4 of State Environmental Planning Policy No. 65 – Design Quality for Residential Apartment Development (SEPP 65) stipulates that:

(1) This Policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if:

(a) the development consists of any of the following:

- (i) the erection of a new building,
- (ii) the substantial redevelopment or the substantial refurbishment of an existing building,
- (iii) the conversion of an existing building, and

(b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and

(c) the building concerned contains at least 4 or more dwellings.

### Comment:

The application seeks to modify an approved shop top housing development pursuant to s4.55(1A) of the Act. The changes sought generally consist of a minor increase in building height, as detailed earlier in this report. The changes sought are not considered to be of a magnitude that would constitute the 'substantial redevelopment' of the approved building.

Therefore, in accordance with SEPP 65 (1)(a)(ii), the SEPP does not apply.

## **SEPP (Transport and Infrastructure) 2021**

### Ausgrid

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the



electricity infrastructure exists).

- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who raised no objections.

**SEPP (Resilience and Hazards) 2021**

The modifications sought do not alter the conclusions reached in the parent Assessment Report.

**Pittwater Local Environmental Plan 2014**

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

Development Standard	Requirement	Approved	Proposed	Complies
Height of Buildings:	Green: 8.5m Yellow: 11m 	11.5m 12.33m	Roof: +210mm Lift: +560mm	No No

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
4.3 Height of buildings	N/A
5.10 Heritage conservation	Yes
5.21 Flood planning	Yes
7.1 Acid sulfate soils	Yes

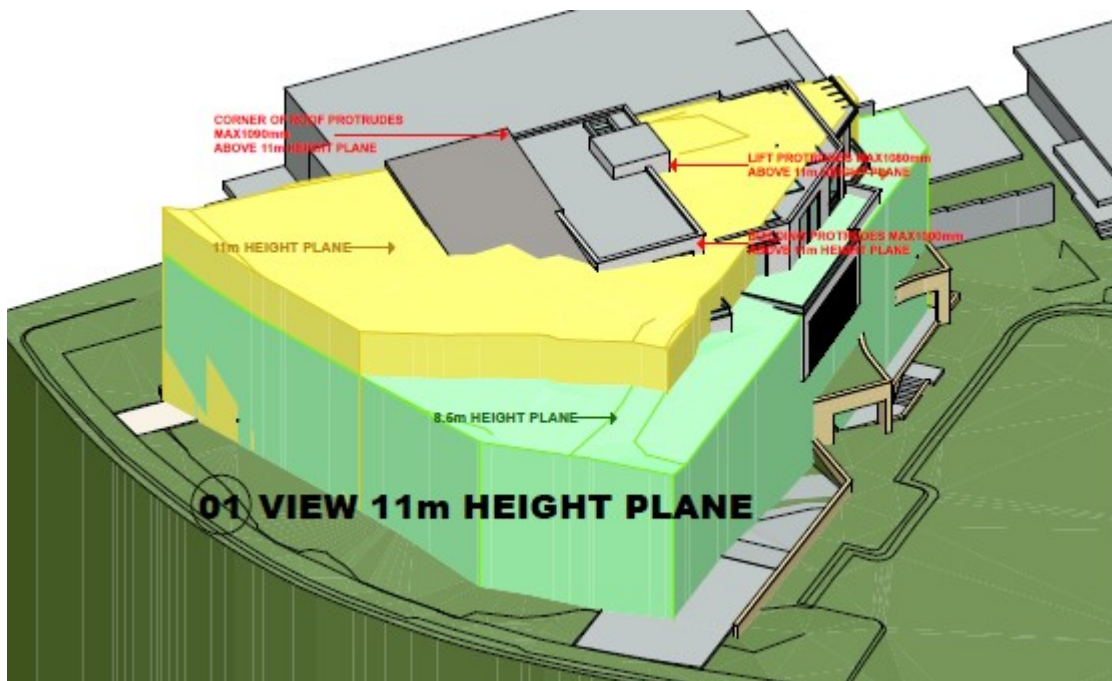
Clause	Compliance with Requirements
7.2 Earthworks	Yes
7.10 Essential services	Yes

Detailed Assessment

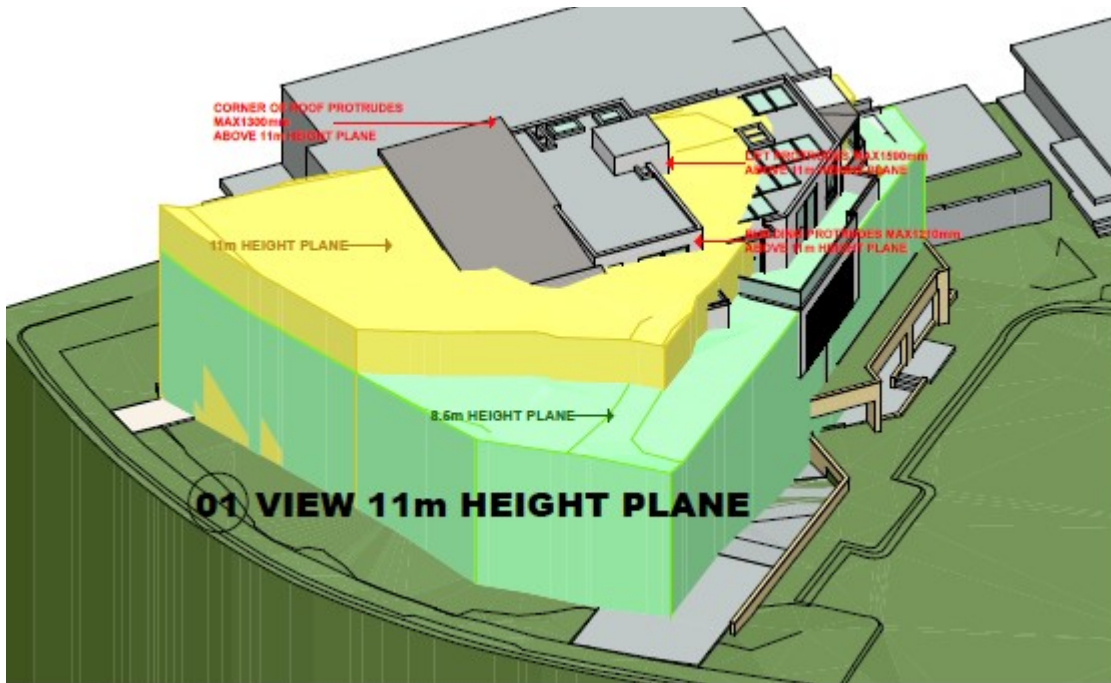
**4.3 Height of buildings**

The approved development did not comply with the prescribed height of buildings in both the 8.5m and 11m zones that apply to the site. This modification, increasing the height of the building, further exacerbates this non-compliance. The application of clause 4.6 *Exceptions to development standards* do not apply to modification applications.

The extent of additional building height posed by this modification is 210mm to the roof height of 560mm to the lift overrun. Extracted below is a copy of the building height diagrams prepared by the project architect for both the initial application and this modification application. In these diagrams the breaches to the two height limits can be observed projecting above the height planes, those limits being 8.5m depicted in green, and 11m shown in yellow.



**Figure 1 (above): Approved building height diagram with breaching elements shown in grey (noting that neighbouring buildings are also shown)**



**Figure 2 (above): Proposed building height diagram with breaching elements shown in grey (noting that neighbouring buildings are also shown)**

The extent of additional breach sought by this modification application is largely non-discernible from the public domain, particularly to the lift overrun which is centrally located within the roof. The increased height is not found to result in any unreasonable or adverse impacts upon neighbouring properties or the environment. The reasons and justifications outlined in the parent DA Assessment Report with regards to the height of buildings variation remain valid and applicable to this modification application.

As the application of clause 4.6 is turned off for modification applications, no further assessment on building height will be found in this report.

## Pittwater 21 Development Control Plan

### Built Form Controls

Built Form Control	Requirement	Approved	Proposed	Complies
Front building line	Varies. approx. 7m to the west, 12m to the south	Building: Complies Terrace: Encroachment	No change	Yes - no change
Rear building line	8m to eastern corner	Terrace: 8m Building: 11.6m	No change	Yes - no change
Side building line	North: nil (to adjoin neighbouring building)	Nil	No change	Yes - no change
	Southeast: 3m to ground and first floor	Building: 3m	No change	Yes - no change
	Southeast - 6m to second floor	Building: 5m + Balcony: 3m	No change	Yes - no change

### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.5 Elanora Heights Locality	Yes	Yes
B1.3 Heritage Conservation - General	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B2.6 Dwelling Density and Subdivision - Shop Top Housing	Yes	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Yes	Yes
B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land	Yes	Yes
B5.13 Development on Waterfront Land	Yes	Yes
B5.15 Stormwater	Yes	Yes
B6.1 Access driveways and Works on the Public Road Reserve	Yes	Yes
B6.2 Internal Driveways	Yes	Yes
B6.3 Off-Street Vehicle Parking Requirements	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes
B8.4 Construction and Demolition - Site Fencing and Security	Yes	Yes
B8.5 Construction and Demolition - Works in the Public Domain	Yes	Yes
B8.6 Construction and Demolition - Traffic Management Plan	Yes	Yes
C1.9 Adaptable Housing and Accessibility	Yes	Yes
C1.13 Pollution Control	Yes	Yes
C1.19 Incline Passenger Lifts and Stairways	Yes	Yes
C1.25 Plant, Equipment Boxes and Lift Over-Run	Yes	Yes
D5.2 Scenic protection - General	Yes	Yes
D5.15 Amalgamation - Elanora Heights Village Centre	N/A	N/A
D5.17 Front Building Line - Elanora Heights Village Centre	Yes	Yes
D5.18 Side and Rear Setbacks - Elanora Heights Village Centre	Yes	Yes
D5.19 Setbacks to Upper Levels - Elanora Heights Village Centre	Yes	Yes
D5.20 Separation - Elanora Heights Village Centre	Yes	Yes
D5.21 Building Depth - Elanora Heights Village Centre	Yes	Yes
D5.22 Ceiling Height - Elanora Heights Village Centre	Yes	Yes
D5.23 Design Excellence - Elanora Heights Village Centre	Yes	Yes
D5.24 Facade Articulation - Elanora Heights Village Centre	Yes	Yes
D5.25 Roof Forms - Elanora Heights Village Centre	Yes	Yes
D5.26 Materials - Elanora Heights Village Centre	Yes	Yes
D5.27 Colours - Elanora Heights Village Centre	Yes	Yes
D5.28 Active Frontages - Elanora Heights Village Centre	Yes	Yes
D5.29 Entries - Elanora Heights Village Centre	Yes	Yes
D5.30 Signage - Elanora Heights Village Centre	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D5.31 Awnings and Colonnades - Elanora Heights Village Centre	Yes	Yes
D5.32 Fences - Elanora Heights Village Centre	Yes	Yes
D5.33 Ecologically Sustainable Development Responsive Design - Elanora Heights Village Centre	Yes	Yes
D5.34 Public Domain - Elanora Heights Village Centre	Yes	Yes
D5.35 Landscaping - Elanora Heights Village Centre	Yes	Yes
D5.36 Solar Access - Elanora Heights Village Centre	Yes	Yes
D5.37 Visual Privacy - Elanora Heights Village Centre	Yes	Yes
D5.38 View Sharing - Elanora Heights Village Centre	Yes	Yes
D5.39 Acoustic Privacy - Elanora Heights Village Centre	Yes	Yes
D5.40 Private Open Space - Elanora Heights Village Centre	Yes	Yes
D5.41 Natural Ventilation - Elanora Heights Village Centre	Yes	Yes
D5.42 Storage - Elanora Heights Village Centre	Yes	Yes
D5.43 Vehicular Access - Elanora Heights Village Centre	Yes	Yes
D5.44 Laneway Access and Character - Elanora Heights Village Centre	Yes	Yes
D5.45 Off-Street Vehicle Parking Requirements - Elanora Heights Village Centre	Yes	Yes

### Detailed Assessment

#### **C1.25 Plant, Equipment Boxes and Lift Over-Run**

The increased height of the lift overrun does not change the previous conclusions reached with regards to the Objectives and Requirements of Part C1.25 *Plant, Equipment Boxes and Lift Over-Run*. The proportions of the increased height are not attributable to any increased visual bulk or impact to the amenity of adjacent receivers.

#### **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;
- Pittwater Local Environment Plan;
- Pittwater 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. Mod2023/0040 for Modification of Development Consent DA2021/1426 granted for Demolition works and construction of a shop top housing development on land at Lot 2 DP 528120,51 Kalang Road, ELANORA HEIGHTS, subject to the conditions printed below:

### A. Add Condition No.1A - 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
S455-01 A - Roof and Site Plan	1 February 2023	Fortey + Grant Architecture
S455-06 A - Basement Floor Plan	1 February 2023	Fortey + Grant Architecture

S455-07 A - Ground Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-08 A - First Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-09 A - Second Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-10 A - North Elevation	1 February 2023	Fortey + Grant Architecture
S455-11 A - South Elevation	1 February 2023	Fortey + Grant Architecture
S455-12 A - East Elevation	1 February 2023	Fortey + Grant Architecture
S455-13 A - West Elevation	1 February 2023	Fortey + Grant Architecture
S455-14 A - Section	1 February 2023	Fortey + Grant Architecture
S455-15 A - Section	1 February 2023	Fortey + Grant 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>
Geotechnical Investigation (ref: 2021031-R2)	25 October 2022	Willows Engineering

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.

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

**Signed**



**Adam Susko, Principal Planner**

The application is determined on 19/04/2023, under the delegated authority of:



**Steven Findlay, Manager Development Assessments**