

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2020/0663
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Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 1 DP 1237847, 128 Elanora Road ELANORA HEIGHTS NSW 2101
Proposed Development:	Modification of Development Consent DA2020/0259 granted for the construction of a dwelling house
Zoning:	E4 Environmental Living
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Clair Jane Shilling Peter Edward Bruce Shilling Sharon Melanie Belikoff Stanley Jacob Belikoff
Applicant:	The Rubix Collective

Application Lodged:	11/12/2020
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	21/12/2020 to 25/01/2021
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

Modification is sought for development consent da2020/0259 for the construction of a dwelling house. The proposed modifications are as follows:

Second storey

- Removal of second storey and adjustment of roof form

Ground floor

- Reduced front setback to master bedroom

- Removal of ground floor planter box to be incorporated into the internal study space
- Removal of undercover deck to the north and west of the dwelling to be incorporated into the internal living areas
- Reduction in glazed windows along the north-western and south-western elevations

Garage

- Adjustment of position of the garage away from the south eastern boundary

External

- Update to materials used to construct the driveway from grass mesh to concrete
- Removal of passing bay from shared driveway

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 21 Development Control Plan - D5.5 Front building line (Excluding Elanora Heights Village Centre)

Pittwater 21 Development Control Plan - D5.9 Landscaped Area - Environmentally Sensitive Land

SITE DESCRIPTION

Property Description:	Lot 1 DP 1237847 , 128 Elanora Road ELANORA HEIGHTS NSW 2101
Detailed Site Description:	The subject site consists of one (1) allotment located on the western side of Elanora Road. The site is irregular in shape with a surveyed area of

762.6m². This area includes a concrete driveway which wraps around the northern and western sides of the effective site area to provide access to Nos. 128A and 128B Elanora Road. The effective site area is 597.97m².

The site is located within the E4 Environmental Living zone and is vacant.

The site slopes downward from Elanora Road to the western boundary by approximately 2.0m and accommodates two notable trees (being a Tallow Wood and a Coastal Banksia) which are to be retained.

Adjoining and surrounding development is characterised by low density dwelling houses of varying age and architectural design within well established domestic landscaped settings.

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:

- Development Application - DA2020/0259
Construction of a dwelling house, Dated 07/05/2020
- Development Application - N0345/13
3 lot subdivision including the demolition of an existing dwelling and the construction of a concrete driveway, Dated 03/11/2015.

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 DA2020/0259, 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
<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 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 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 DA2020/0259 for the following reasons:</p> <ul style="list-style-type: none"> • The proposal will not significantly alter the footprint of the previously approved structure • When viewed from the public domain or from the neighbouring properties, the development will largely present the same visual impact and appearance to that originally approved • No additional impact will arise as a result of the changes.
<p>(b) it has consulted with the relevant Minister, public 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</p>	<p>Development Application DA2020/0259 did not require concurrence from the relevant Minister, public authority or approval body.</p>
<p>(c) it has notified the application in accordance with:</p>	<p>The application has been publicly exhibited in</p>

Section 4.55 (2) - Other Modifications	Comments
(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	accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control 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	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for residential purposes for an extended period of time. The proposed development retains the residential use of the site, and is not considered a contamination risk.
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 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. No additional</p>

Section 4.15 'Matters for Consideration'	Comments
	<p>information was requested in this case.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 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 93 and/or 94</u> of the EP&A Regulation 2000 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 in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 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 98</u> of the EP&A Regulation 2000 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>
<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) Environmental Impact 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) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact 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>No submissions were received in relation to this application.</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 21/12/2020 to 25/01/2021 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the relevant Development Control Plan.

As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments
Landscape Officer	The plans indicate that existing trees indicated for retention are still to be retained and that proposed trees are still to be planted. No objections are raised to the proposed modification. Existing conditions are considered adequate.
NECC (Development Engineering)	The proposed modification to the garage and deletion of the passing bay is acceptable. A review of the stormwater drainage design indicates that the proposed on-site stormwater detention (OSD) tank is slightly under sized and the discharge rate is too high. A condition of consent has been recommended to rectify this. No objection to approval subject to the modification of condition 9 of DA2020/0259.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)*

All, Environmental Planning Instruments (SEPPs, REPs 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, REPs 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 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 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 Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. 1082706S_04, dated 27/11/2020). The BASIX Certificate is supported by an ABSA Assessor Certificate (see Certificate No. 0004643268-03, dated 27/11/2020).

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 (Infrastructure) 2007

Clause 45 of the SEPP 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. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

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

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Development Standard	Requirement	Approved	Proposed	Complies
Height of Buildings:	8.5m	8.0m	6.2m	Yes

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
4.3 Height of buildings	Yes
5.10 Heritage conservation	Yes
7.1 Acid sulfate soils	Yes
7.2 Earthworks	Yes
7.10 Essential services	Yes

Pittwater 21 Development Control Plan

Built Form Controls

Built Form Control	Requirement	Approved	Proposed	Complies
Front building line	6.5m	6.5m	6m	No
Rear building line	6.5m	6.6m	unaltered	Yes
Side building line	2.5m (north)	2.7m	2.5m to ROW 5.9m to boundary	Yes
	1m (south)	1m	unaltered	Yes
Building envelope	3.5m (north)	Within envelope	unaltered	Yes
	3.5m (south)	Within envelope	unaltered	Yes
Landscaped area*	60%	60.7%	51.4%	No

Note

* The physical site area is 762.6m². The effective site area of 597.97m² excludes the already constructed concrete driveway to Nos. 128A & B at the rear and which is located along the northern and west boundaries of the site. The landscaped area is therefore calculated from the effective site area.

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
B3.6 Contaminated Land and Potentially Contaminated Land	Yes	Yes
B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
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
B6.7 Transport and Traffic Management	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
C1.1 Landscaping	Yes	Yes
C1.2 Safety and Security	Yes	Yes
C1.3 View Sharing	Yes	Yes
C1.4 Solar Access	Yes	Yes
C1.5 Visual Privacy	Yes	Yes
C1.6 Acoustic Privacy	Yes	Yes
C1.7 Private Open Space	Yes	Yes
C1.12 Waste and Recycling Facilities	Yes	Yes
C1.13 Pollution Control	Yes	Yes
C1.23 Eaves	Yes	Yes
D5.1 Character as viewed from a public place (Excluding Elanora Heights Village Centre)	Yes	Yes
D5.3 Building colours and materials (Excluding Elanora Heights Village Centre)	Yes	Yes
D5.5 Front building line (Excluding Elanora Heights Village Centre)	No	Yes
D5.6 Side and rear building line (Excluding Elanora Heights Village Centre)	Yes	Yes
D5.7 Building envelope (Excluding Elanora Heights Village Centre)	Yes	Yes
D5.9 Landscaped Area - Environmentally Sensitive Land	No	Yes
D5.11 Fences - General (Excluding Elanora Heights Village Centre)	Yes	Yes
D5.13 Construction, Retaining walls, terracing and undercroft areas (Excluding Elanora Heights Village Centre)	Yes	Yes
D5.14 Scenic Protection Category One Area	Yes	Yes

Detailed Assessment

D5.5 Front building line (Excluding Elanora Heights Village Centre)

The proposed 6m front setback does not comply with the 6.5m setback requirement. With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To achieve the desired future character of the Locality.*

Comment

The desired future character of the Elanora Heights locality is maintained by the proposed modification.

- *Equitable preservation of views and vistas to and/or from public/private places.*

Comment

Views to and from public and private places will not be impacted by the proposed modification.

- *The amenity of residential development adjoining a main road is maintained.*

Comment

N/A the site does not adjoin a main road.

- *Vegetation is retained and enhanced to visually reduce the built form.*

Comment

No vegetation is proposed for removal as part of this modification application. A variety of plantings are proposed along the front and side boundaries.

- *Vehicle manoeuvring in a forward direction is facilitated.*

Comment

The parking arrangement positioned to the rear of the dwelling house, accessed via the right of way, will remain unchanged by the proposal. The previously approved parking and access facilitates vehicle manoeuvring in a forward direction

- *Preserve and enhance the rural and bushland character of the non-urban area of the locality.*

Comment

The modification does not seek to remove any significant vegetation onsite. In addition, the landscape plan provided with the application indicates a variety of plantings along the front and side boundaries. The proposed landscaping and retention of significant vegetation ensures the rural and bushland character of the area is maintained.

- *To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*

Comment

The proposed modification will appear as a single storey structure that sits below the canopies of surrounding vegetation and complies with the height of building requirements.

- *To encourage attractive street frontages and improve pedestrian amenity.*

Comment

The proposal will not adversely impact the street frontage or pedestrian amenity. There is sufficient landscaping within the front setback to provide for an attractive street frontage.

- *To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

Comment

The proposed modification seeks to reduce the overall height of the previously approved dwelling house. In addition, the proposed modification does not seek to increase the bulk and scale and will appear consistent with the existing streetscape.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D5.9 Landscaped Area - Environmentally Sensitive Land

The proposed 51.4% (307.2m²) landscaped area does not comply with the 60% (358.8m²) requirement. It is noted that the proposed landscaped area does not significantly reduce upon the previously approved landscaped area being 52.4% (313.2m²) excluding the rear landscaped driveway.

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *Achieve the desired future character of the Locality.*

Comment

The desired future character of the Elanora Heights locality is maintained by the proposed modification.

- *The bulk and scale of the built form is minimised.*

Comment

The proposal does not seek to increase the bulk and scale of the previously approved dwelling house. The overall height of the dwelling house is to be reduced whilst maintaining compliance with the building envelope, and rear and side setback requirements.

- *A reasonable level of amenity and solar access is provided and maintained.*

Comment

A reasonable level of privacy, amenity, and solar access to to be maintained as part of this modification.

- *Vegetation is retained and enhanced to visually reduce the built form. Conservation of natural vegetation and biodiversity.*

Comment

No vegetation is proposed for removal as part of this modification application. A variety of plantings are proposed along the front and side boundaries to visually reduce the built form.

- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

Comment

The application has been referred to Council's Development Engineering Team who have reviewed the proposed modifications and recommend updated conditions in regards to the on-site stormwater detention.

- *To preserve and enhance the rural and bushland character of the area.*

Comment

The modification does not seek to remove any significant vegetation onsite. In addition, the landscape plan provided with the application indicates a variety of plantings along the front and side boundaries. The proposed landscaping and retention of significant vegetation ensures the rural and bushland character of the area is maintained.

- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

Comment

The proposal seeks to replace the approved grass mesh driveway with a standard concrete driveway. The grass mesh driveway is not considered to be landscape area due to the compacting of the driveway from use and the inability to grow vegetation. Soft surfaces and planting has been maximised through the remainder of the site.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

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 2019

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 2000;
- 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. Mod2020/0663 for Modification of Development Consent DA2020/0259 granted for the construction of a dwelling house on land at Lot 1 DP 1237847, 128 Elanora 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
A1.1 - Site Plan - Issue 05	26/11/2020	The Rubix Collective
A2.1 - Lower Ground Floor - Issue 05	26/11/2020	The Rubix Collective
A2.2 - Ground Floor - Issue 05	26/11/2020	The Rubix Collective
A2.4 - Roof Plan - Issue 05	26/11/2020	The Rubix Collective
A3.1 - North/East Elevations - Issue 05	26/11/2020	The Rubix Collective
A3.2 - South/West Elevations - Issue 05	26/11/2020	The Rubix Collective
A4.1 - Section A-A & B-B - Issue 05	26/11/2020	The Rubix Collective

Engineering Plans		
Drawing No.	Dated	Prepared By
Stormwater Management Plans - D1, D2, D3, D4, D5, and D6 - Rev. D	30/11/2020	NY Civil Engineering

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
A5.1 - Landscape Plan - Issue 05	26/11/2020	The Rubix Collective

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

B. Modify Condition 9 - On-site Stormwater Detention Details - to read as follows:

The Applicant is to provide drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management Policy and generally in accordance with the concept drainage plans prepared by NY Civil Engineering, dated 30.11.2020.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NER) and registered in the General Area of Practice for Civil Engineering.

The drainage plans must address the following:

- i. The proposed volume of the detention tank is to be 10.5 cubic metres.
- ii. The orifice plate is to be 100mm diameter.

Detailed drainage plans, including Engineering certification, are to be submitted to the Certifying Authority for approval, prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

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

Signed



Ashley Warnest, Planner

The application is determined on 29/01/2021, under the delegated authority of:



Matthew Edmonds, Manager Development Assessments