

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2023/0479
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 50 DP 705739, 30 Fairlight Street FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2021/2034 granted by the Land and Environment Court for demolition works and construction of a residential flat building
Zoning:	Manly LEP2013 - Land zoned R1 General Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	Yes
Owner:	30 Fairlight Pty Limited
Applicant:	Minto Planning Services Pty Ltd
Application Lodged:	08/09/2023
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	14/09/2023 to 28/09/2023
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The proposal is to modify the consent granted by the Land and Environment court for Demolition works and construction of a residential flat building under DA2021/2034. In detail, the modification seeks to:

- Reduction to deep soil area to provide for relocation of mailbox for DDA compliance for access.
- Alteration to location of car park lobby doors
- Enlargement of OSD. Landscape and planter replaced with terrace to accommodate OSD below.
- Additional fire egress door
- Reconfiguration to wall of front terrace

- Reconfiguration of window
 - Internal alterations
 - Roof services including AC condensers, hot water units and mechanical vent exhausts. All enclosed with metal screen
 - PV panels added.
 - Skylights deleted.
 - Solid access hatch cover amended to be glazed hatch.
 - Amendments to the courtyard landscaping.
- An alternative to condition 25 to only require undergrounding of services within site rather than also outside of the site. The proposed amended condition reads as follows:

All services connecting to/servicing the development are to be provided underground within the site.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: to minimise visual clutter associated with services and infrastructure.

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

There are no assessment issues.

SITE DESCRIPTION

Property Description:	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094
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<p>Detailed Site Description:</p>	<p>The subject site consists of one allotment located on the northern side of Fairlight Street.</p> <p>The site is irregular in shape with a frontage of 16.01m along Fairlight Street and a depth of 54.64m. The site has a surveyed area of 861.7m².</p> <p>The site is located within the R1 General Residential zone and accommodates an existing single-storey dwelling house, triple garage and swimming pool.</p> <p>The site slopes 6.2m from rear (north) to front (south) and includes a crossfall of up to 1m from west to east.</p> <p>The site contains a range of vegetation including 38 trees and smaller planted vegetation.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by a range of multi-storey and mid-rise residential flat buildings and detached dwelling houses.</p>
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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:

DA2020/0103 for Demolition works and construction of a Residential Flat Building was withdrawn by the Applicant in response to numerous concerns raised by Council in relation to:

- Height of buildings and Floor space ratio;
- General amenity, privacy, solar access and views;
- Number of storeys, setbacks and visual bulk;
- Open space and landscaping;
- Non-compliance with various aspects of SEPP 65 and the ADG;
- Vehicular access; and
- Waste management.

The subject application, **DA2021/2034** was submitted to Council on 2 November 2021 and was referred to the Design and Sustainability Advisory Panel on 9 December 2021. The DSAP Report included a total of 24 recommendations in relation to the proposed development, generally relating to:

- Strategic context, urban context: surrounding area character;
- Scale, built form and articulation;
- Access, vehicular movement and car parking;
- Landscape;
- Amenity;
- Facade treatment / Aesthetics; and
- Sustainability.

On 16 December 2021, the Applicant commenced Class 1 appeal proceedings against Council's deemed refusal of the Development Application.

On 1 December 2022, the appeal was upheld and consent was granted to the application.

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 DA2021/2034, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.56 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.56- Other Modifications	Comments
(1) 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	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 DA2021/2034. In particular, the proposal involves minor alterations to the built form and maintains the number of units and general building envelope, and footprint.
(b) 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.
(c) it has notified, or made reasonable attempts to notify, each person who made a submission in respect of the relevant development application of the proposed modification by sending written notice to the last address known to the consent authority of the objector or other person, and	Written notices of this application have been sent to the last address known to Council of the objectors or other persons who made a submission in respect of DA2021/2034.
(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 4.56 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	Warringah 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>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 2001: 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 clause is not relevant to this application.</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>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and	<p>(i) 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) The proposed development will not have a detrimental social</p>

Section 4.15 'Matters for Consideration'	Comments
built environment and social and economic impacts in the locality	impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
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 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

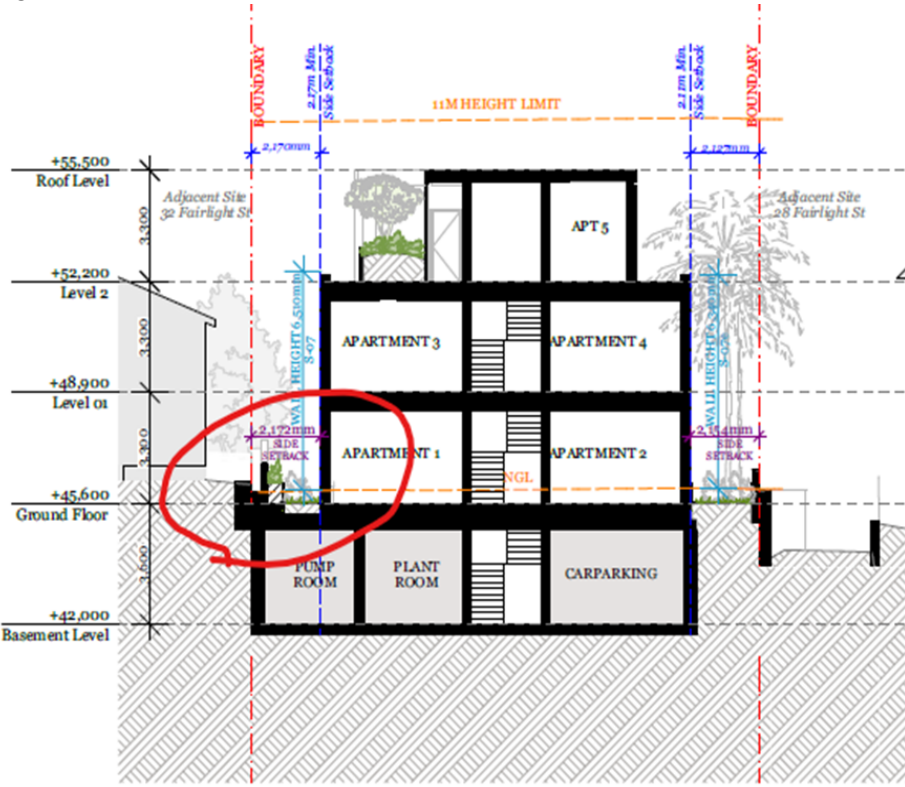
The subject development application has been publicly exhibited from 14/09/2023 to 28/09/2023 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

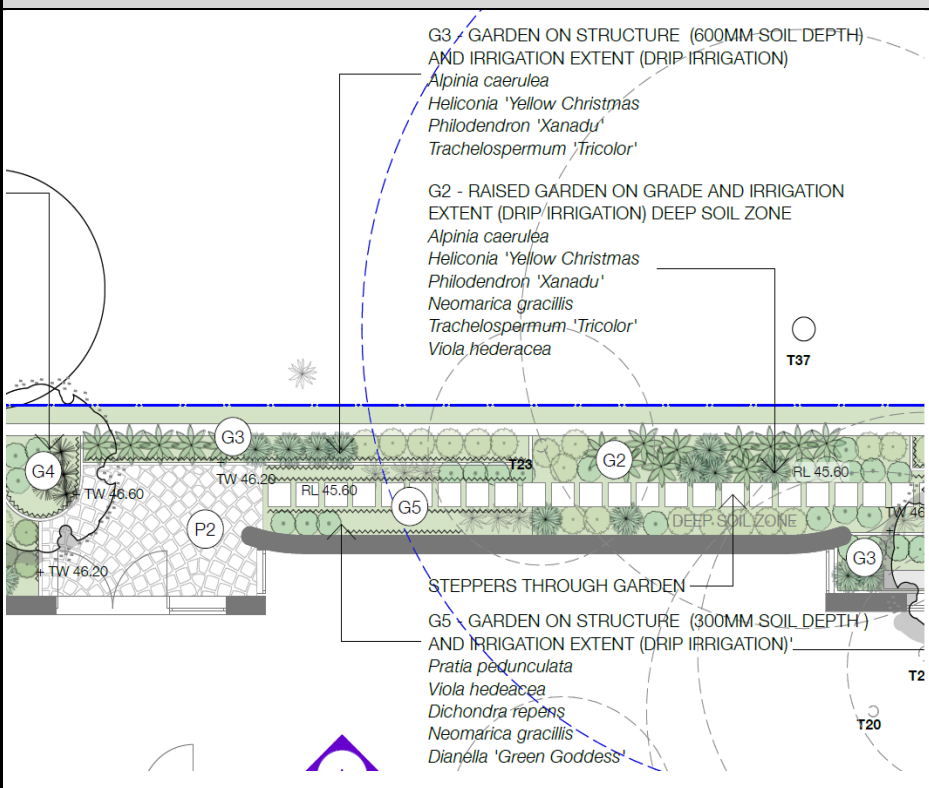
As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	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. 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.
Environmental Health (Acid Sulfate)	General Comments This application is seeking consent for modifications to DA2021/2034. The modifications requested through this application do not require assessment of acid sulfate soils. They include modifications/changes to consent conditions as well as Planter and deep soil reduced to accommodate relocation of mailbox for DDA compliance. This is an unavoidable modification which is required so as to

Internal Referral Body	Comments
	<p>ensure that equitable access is provided to the proposed mailboxes.</p> <ul style="list-style-type: none"> • Amendment to location of carpark lobby doors. • OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report. This is an unavoidable modification required in order to ensure that compliance is achieved with the minimum OSD storage volume. Reference is made to the Arborists Report prepared by Jacksons Nature Works and dated 15/8/23 and which confirms that the modification will not impact upon the adjoining tree. • Additional door added for compliance as alternate fire egress with NCC D2D6. • Landscaping and planter replaced with terrace hardscape to accommodate OSD tank volume below. • Wall of front terrace rationalised for buildability. • Window opening reconfigured. • Internal layout reconfigured and rationalised. • Clarification of roof services previously not labelled including AC condensers, hot water units and mechanical vent exhausts. All roof top plant is to be concealed by a metal screen enclosure. • PV panels added. • Skylights deleted. • Solid access hatch cover amended to glazed hatch. • Amendments to the courtyard landscaping. <p>Environmental Health recommends approval without conditions.</p>
Landscape Officer	<p>The proposed modifications to development consent DA2021/2034 to be considered by Landscape Referral include:</p> <ol style="list-style-type: none"> 1. Planter and deep soil reduced to accommodate relocation of mailbox for DDA compliance. This is an unavoidable modification which is required so as to ensure that equitable access is provided to the proposed mailboxes. 2. OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report. This is an unavoidable modification required in order to ensure that compliance is achieved with the minimum OSD storage volume. Reference is made to the Arborists Report prepared by Jacksons Nature Works and dated 15/8/23 and which confirms that the modification will not impact upon the adjoining tree. 3. Landscaping and planter replaced with terrace hardscape to accommodate OSD tank volume below. 4. Wall of front terrace rationalised for buildability. 5. Amendments to the courtyard landscaping. <p>It is noted that the reduced deep soil area does not impact upon the retention of existing tree T37 within property number 32 Fairlight Street, based on the assessment of the arboricultural information submitted.</p> <p>Landscape Referral raise no concerns for items 1, 2, 4, and 5 as listed above. However Landscape Referral do not support the item 3 as listed above.</p> <p>The approved Court landscape outcome includes soil within planters over structure, to apartment 1 ground level, as illustrated in figure 1, and there is no valid reason to alter this. As such the Court approved landscape outcome (over</p>

Internal Referral Body	Comments
	<p>structure ie. OSD tank) as illustrated in figure 2 shall remain, and conditions shall be imposed.</p> <p>Figure 1 below:</p>  <p><u>Section - S-07</u></p> <p>Figure 2 below:</p>

Internal Referral Body	Comments
	 <p>G3 - GARDEN ON STRUCTURE (600MM SOIL DEPTH) AND IRRIGATION EXTENT (DRIP IRRIGATION) <i>Alpinia caerulea</i> <i>Heliconia 'Yellow Christmas'</i> <i>Philodendron 'Xanadu'</i> <i>Trachelospermum 'Tricolor'</i></p> <p>G2 - RAISED GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION) DEEP SOIL ZONE <i>Alpinia caerulea</i> <i>Heliconia 'Yellow Christmas'</i> <i>Philodendron 'Xanadu'</i> <i>Neomarica gracillis</i> <i>Trachelospermum 'Tricolor'</i> <i>Viola hederacea</i></p> <p>G4 TW 46.60 P2 TW 46.20</p> <p>G5 TW 46.20 RL 45.60 T23 DEEP SOIL ZONE T2 T20</p> <p>STEPPERS THROUGH GARDEN</p> <p>G5 - GARDEN ON STRUCTURE (300MM SOIL DEPTH) AND IRRIGATION EXTENT (DRIP IRRIGATION) <i>Pratia pedunculata</i> <i>Viola hederacea</i> <i>Dichondra repens</i> <i>Neomarica gracillis</i> <i>Dianella 'Green Goddess'</i></p>
NECC (Development Engineering)	I have reviewed the Statement of Modification by Minto Planning dated 01.09.2023 and the stormwater management statement by itm design dated 31.08.2023. I have no objections to the proposed modification subject to the retention of the existing engineering conditions of consent.
NECC (Water Management)	NECC Water Management has no comments.

External Referral Body	Comments
Ausgrid - SEPP (Transport and Infrastructure) 2021, s2.48	The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.

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. 1235088M_07).

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

Commitment	Required Target	Proposed
Water	40	40
Thermal Comfort	Pass	Pass
Energy	50	52

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

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, subject to conditions which have been included in the recommendation of this report.

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:	11m	10m	10.5m (screen)	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
6.1 Acid sulfate soils	Yes
6.2 Earthworks	Yes
6.4 Stormwater management	Yes
6.8 Landslide risk	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: 861.7sqm	Requirement	Approved	Proposed	Complies
4.1.5.1 Minimum Residential Total Open Space Requirements Residential Open Space Area: OS2	Open space 50% of site area	67.2% 579sqm	67.2% 579sqm	Yes
	Open space above ground 40% of total open space	27%	27%	
4.1.5.2 Landscaped Area	Landscaped area 30% of open space	18% 105sqm	17.5% 101.4sqm	No (condition imposed to require no change)

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
3.4.4 Other Nuisance (Odour, Fumes etc.)	Yes	Yes
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	Yes	Yes
3.6 Accessibility	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)	Yes	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	Yes	Yes
4.1.5 Open Space and Landscaping	Yes	Yes
4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)	Yes	Yes
4.1.7 First Floor and Roof Additions	Yes	Yes
4.1.8 Development on Sloping Sites	Yes	Yes
4.4.1 Demolition	Yes	Yes
4.4.2 Alterations and Additions	Yes	Yes
4.4.5 Earthworks (Excavation and Filling)	Yes	Yes
5.4.1 Foreshore Scenic Protection Area	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

Refer to Assessment by Council's Natural Environment Unit elsewhere within this report.

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.

Assessment of request to modify Condition 25

A request is made for condition 25 to be amended to require that servicing only be required to be underground within the site boundaries. The condition in the original consent requires that services be underground, both within the site boundaries and within the road reserve.

Given the application for development is made for the the residential lot only, it is reasonable that the requirement for services to be underground be for the residential lot only.

As such, it is recommended that reference to requiring services underground in the public road reserve is removed from the condition. The amended condition reads as follows:

All services connecting to/servicing the development are to be provided underground within the site.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: to minimise visual clutter associated with services and infrastructure.

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. Mod2023/0479 for Modification of Development Consent DA2021/2034 granted by the Land and Environment Court for demolition works and construction of a residential flat building on land at Lot 50 DP 705739,30 Fairlight Street, FAIRLIGHT, subject to the conditions printed below:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN -366934 - MOD2023/0479	The date of this notice of determination	Modification of consent granted by the Land and Environment court for Demolition works and construction of a residential flat building under DA2021/2034 Add condition 27A
PAN-293569 - MOD2022/0717	15/03/2023	Modification of consent granted by the Land and Environment court for Demolition works and construction of a residential flat building under DA2021/2034 Add Condition 1A

Modified conditions

A. Add Condition No.1B - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA200	I	Basement Plan	DKO	August 2023
DA201	I	Ground Floor Plan	DKO	August 2023
DA202	I	Level 1 Plan	DKO	August 2023

DA203	I	Level 2 Plan	DKO	August 2023
DA204	I	Roof Plan	DKO	August 2023
DA300	I	Elevations - Sheet 1	DKO	August 2023
DA301	I	Elevations - Sheet 2	DKO	August 2023
DA400	I	Sections - Sheet 1	DKO	August 2023
DA401	I	Sections - Sheet 2	DKO	August 2023
DA402	I	Sections - Sheet 3	DKO	August 2023
DA403	I	Sections - Sheet 4	DKO	August 2023
DA404	I	Sections - Sheet 5	DKO	August 2023
DA406	I	Sections - Sheet 7	DKO	August 2023

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Ausgrid Letter	-	Ausgrid	22/09/2023
Arborist Report	-	Jacksons Nature Works	15/08/2023

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

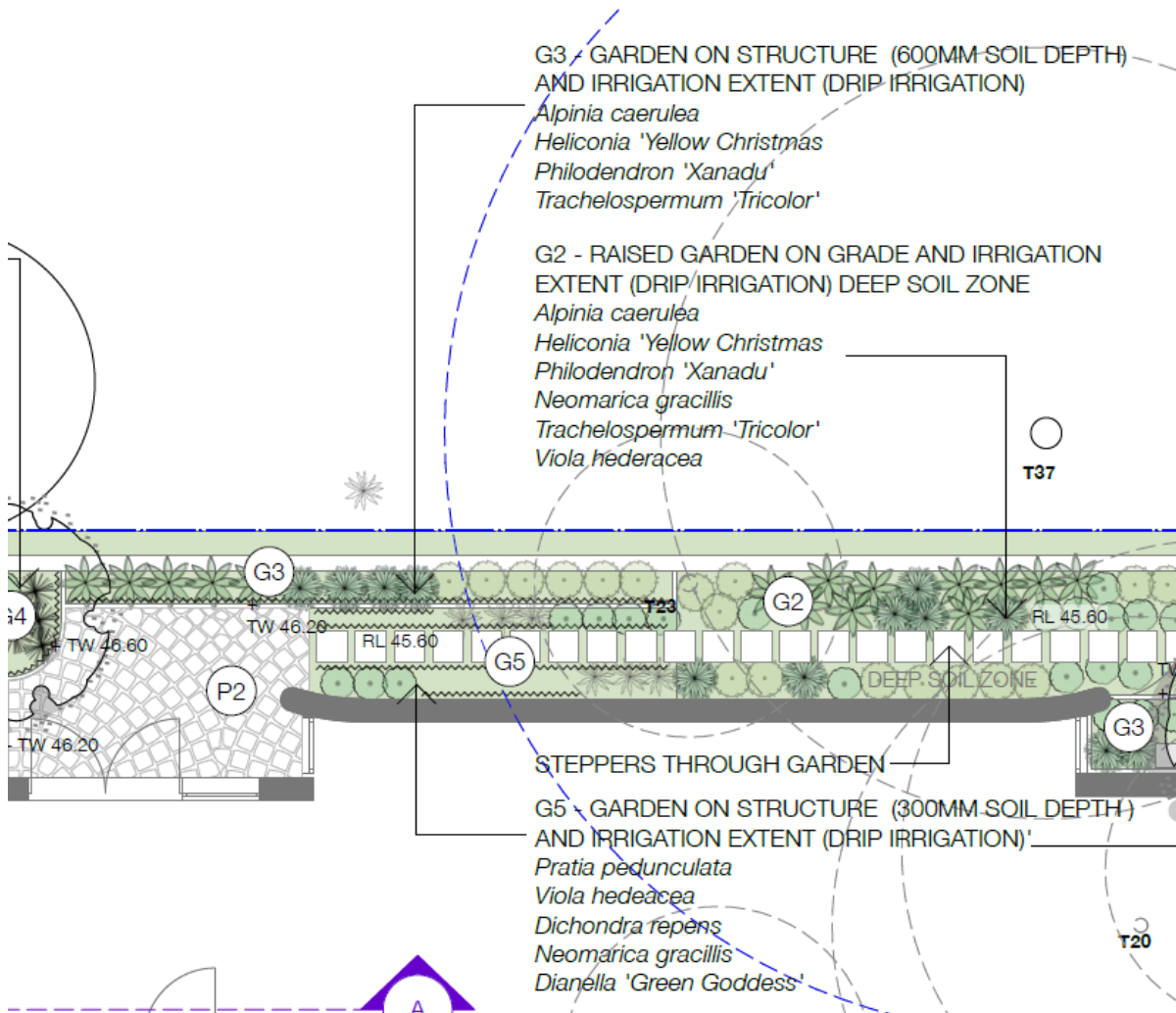
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Add Condition 27A - Amended Plans to read as follows:

Amended Plans (not limited to but including Architectural and Landscape Plans) shall be submitted to the Principal Certifier illustrating the following to the ground level of apartment 1 over the OSD tank structure:

- delete paving and restore planting of approved landscape scheme, as shown below:



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

Signed

TRP

Thomas Prosser, Planner

The application is determined on 20/12/2023, under the delegated authority of:

Steven Findlay

Steven Findlay, Manager Development Assessments