

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2022/0068
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 17 DP 9362, 143 Balgowlah Road BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2021/1355 granted for demolition works and the construction of an attached dual occupancy development, including two (2) lot Torrens Title Subdivision
Zoning:	Manly LEP2013 - Land zoned R1 General Residential
Development Permissible:	Yes
Existing Use Rights:	Yes
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Pasa Saglam Nonie Rebecca Veness
Applicant:	Nonie Rebecca Veness
Application Lodged:	23/02/2022
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	08/03/2022 to 22/03/2022
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	4.4 Floor space ratio: 1.6%
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The *Environmental Planning and Assessment Act 1979, Section 4.55(1A) Modifications involving minimal environmental impact* allows applications to be made seeking consent to modify the original consent where the works are considered to be substantially the same as previously approved. As such, this application seeks consent to modify DA2021/1355 for alterations and additions to an attached dual occupancy development in the following ways:

- Extend the front door and foyer of both dwellings
- Increase the roof height from RL17.47 to RL17.89.

ASSESSMENT INTRODUCTION

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

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

SUMMARY OF ASSESSMENT ISSUES

Manly Local Environmental Plan 2013 - 4.4 Floor space ratio

Manly Development Control Plan - 3.4.1 Sunlight Access and Overshadowing

Manly Development Control Plan - 4.1.3 Floor Space Ratio (FSR)

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

SITE DESCRIPTION

Property Description:	Lot 17 DP 9362 , 143 Balgowlah Road BALGOWLAH NSW 2093
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the southern side of Balgowlah Road.</p> <p>The site is regular in shape with a frontage of 12.19m along Balgowlah Road and a depth of 40.235m. The site has a surveyed area of 490.5m².</p> <p>The site is located within the R1 General Residential zone from MLEP 2013 and accommodates a single dwelling and a detached garage/outbuilding in the rear south west corner of the site. Vehicular access to the site is via a concrete driveway located along the western side boundary.</p> <p>The site slopes gently from the rear boundary towards the street with a fall of approximately 1.8m. The site does not contain any significant vegetation, however the site has an established hedge around the street frontage running along</p>

the boundary. The street frontage consists of tall canopy trees within the road reserve along Balgowlah Road which are identified as local heritage items (13 Street Trees - Balgowlah Road)

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by single dwellings and some attached dwellings along Balgowlah Road. Immediately to the north east is Manly Golf Club. To the south is Manly West Public School and to the north west is a commercial/light industrial precinct consisting of cafes, Bunnings Warehouse, Harvey Norman and other businesses.

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:

- **PLM2021/0050** - Meeting held on 18 March 2021 for demolition works and construction of an attached dual occupancy.
- **DA345/11** - Alterations and additions to an existing dwelling including conversion of first floor to a family flat. Approved 28 February 2021.
- **DA291/09** - Alterations and additions to an existing dwelling including a first floor addition. Approved 3 December 2009.

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 DA2021/1355, 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
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	<p>Yes</p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons:</p> <p>The proposed modified works are sited entirely over the existing building footprint. As such, Council, as the consent authority, can be satisfied the proposed modified works will result in minimal environmental impact.</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>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 DA2021/1355 for the following reasons:</p> <p>DA2021/1355 sought consent for demolition of the existing dwelling and construction of an attached dual occupancy, including two (2) lot Torrens Title subdivision. The new dwellings comprise 4 bedrooms (master with ensuite and walk-in robe), open plan kitchen, dining and living room, laundry, WC and main bathroom, balconies sited on the first floor level to the front and rear of the buildings, and one (1) single garage dedicated to each dwelling.</p> <p>The proposed modified works comprise increasing the floor space area of the entry foyer and increase in roof height/pitch.</p> <p>As such, Council can be satisfied that the proposed</p>

Section 4.55(1A) - Other Modifications	Comments
	modified works are considered to be substantially the same to that which was previously approved.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, and the Northern Beaches Community Participation Plan.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	No submissions were received in relation to this application.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 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	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	Manly Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.

Section 4.15 'Matters for Consideration'	Comments
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 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. No additional 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>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact 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) 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>
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	See discussion on “Notification & Submissions Received” in this

Section 4.15 'Matters for Consideration'	Comments
submissions made in accordance with the EPA Act or EPA Regs	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

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 08/03/2022 to 22/03/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Community Participation Plan.

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

REFERRALS

Internal Referral Body	Comments
Strategic and Place Planning (Heritage Officer)	HERITAGE COMMENTS
	Discussion of reason for referral
	The proposal has been referred to Heritage as the subject property adjoins a heritage item
	Item I3 - Street Trees - Balgowlah Road
	Details of heritage items affected
	Details of the item as contained within the Manly inventory is as follows:
	Item I3 - Street Trees
	<u>Statement of significance:</u> Balgowlah Road East, Historical, early street tree planting indicating importance of road. (from Condamine Street to Manly Golf Club House). Balgowlah Road West (Condamine Street to Hill Street). Aesthetic, part of 1930's street tree planting. Marks entrance to major road thoroughfare from Balgowlah to Queenscliff.
	<u>Physical description:</u> Araucaria heterophylla specimens planted in carriageway. Balgowlah Road West (Condamine Street to Hill Street) Avenue of Brush Box (Lophostemon Confertus) tree planting extending from intersection with Condamine Street to Hill Street, Balgowlah.

Internal Referral Body	Comments		
	Planting appears c. 1930's.		
	Other relevant heritage listings		
	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
	Australian Heritage Register	No	
	NSW State Heritage Register	No	
	National Trust of Aust (NSW) Register	No	
	RAIA Register of 20th Century Buildings of Significance	No	
	Other	N/A	
	Consideration of Application		
	<p>The proposal seeks consent for modifications to consent DA2021/1355, which approved the demolition of the existing dwelling and the construction of two semi detached dwellings on the subject site and the subdivision of the site.</p> <p>The proposed modifications involve relocation of the front door and extending the entry foyer of both residences. Given the minor nature of the modifications the proposal is considered to not impact upon the heritage significance of the street trees.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? No</p> <p>Has a Heritage Impact Statement been provided? No</p>		
	Further Comments		
	<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 14 March 2022</p>		

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.

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	Complies
Minimum subdivision lot size:	250m ²	Lot 1: 245.3m ²	No change	No (As approved)
		Lot 2: 245.2m ²	No change	No (As approved)
Height of Buildings:	8.5m	8.1m	8.5m	Yes
Floor Space Ratio	FSR: 0.6:1 (294.3m ²)	FSR: 0.6:1 (293.5m ²)	FSR: 0.61:1 (301.0m ²)	No

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
4.4 Floor space ratio	No
4.5 Calculation of floor space ratio and site area	Yes
Schedule 5 Environmental heritage	Yes

Detailed Assessment

4.4 Floor space ratio

The proposed extension to the ground floor plate to extend the entry foyer will result in a marginal non-compliance to the maximum allowable floor space ratio.

Whilst the modification application will result in a maximum floor space ratio that exceeds the maximum floor space ratio permitted by Clause 4.4 of the *Manly Local Environmental Plan (MLEP) 2013*, the application does not strictly need to address the requirements of Clause 4.6. It must be noted that the application is accompanied by a Clause 4.6 written request to vary the development standard.

This application has been made under Section 4.55 of the *Environmental Planning and Assessment (EP&A) Act 1979*, which is a free-standing provision that, in itself, authorizes the development to be approved notwithstanding any breach of development standards.

Section 4.55 is subject to its own stand-alone tests (such as substantially the same test and consideration of all relevant Section 4.15 matters) and does not rely upon having a Clause 4.6 variation in order to determine the modification application. Clause 4.6 regulates whether development consent may be granted, not whether an existing consent may be modified, and therefore does not apply to Section 4.55 modification applications.

Nevertheless, an assessment of the variation against the objectives of the development standard is as follows:

(1) The objectives of Clause 4.4 are as follows:

(a) to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,

Comment:

The proposed extension to the entry foyer will be sited over the approved hardstand surface of the site. While this will extend the front external wall of the dwelling to be closer to the street frontage, it is recessed into the dwelling so it does not extend beyond the external wall of the garage. Additionally, the increased roof height is marginal and allows the building to remain below the maximum 8.5m building height. As such, it does not create an unreasonable bulk and scale, allowing the development to be consistent with the existing and desired streetscape of the character.

(b) to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,

Comment:

As detailed above, the proposed modified works do not give rise to any unreasonable density and bulk over the subject site. The increased height of the building is unlikely to obscure important landscape and townscape features. The density and bulk of the development on the site remains controlled.

(c) to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,

Comment:

The proposed modified works will be consistent with the previously approved dwelling design. As such, the modified works will maintain an appropriate visual relationship between new development the existing character and landscape of the area.

(d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,

Comment:

The proposed modified works are not likely to result in adverse environmental impacts on the use or enjoyment of adjoining land, including the public domain.

(e) to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.

Comment:

The subject site is within a residential zone. It is, however, surrounded by SP2 Educational Establishment Zone and B6 Enterprise Corridor Zone and RE2 Private Recreation Zone. The proposed modified works will not adversely impact upon the viability of the business zone, nor will it impact upon the RE2 and SP2 zones.

Final Comment:

As discussed above, the extension to the entry foyer is minor in nature and, therefore, will not have an adverse visual impact on the natural environment, or the existing and desired streetscape. The site is not a heritage item, nor is it within a heritage conservation area. However, the streetscape landscaping in front of the dwelling, along Balgowlah Road, is sited within Manly's heritage area. The proposed modified works will not adversely impact upon the landscaping heritage of Balgowlah Road.

Based on the above assessment, it is considered that the proposed modified works achieve the objectives of Cl. 4.4 Floor Space Ratio within the *MLEP 2013*, and is consistent with the Zone objectives/outcomes.

Manly Development Control Plan

Built Form Controls

Built Form Controls - Site Area: 490.5m ²	Requirement	Approved	Proposed	Complies
4.1.1.1 Residential Density and Dwelling Size	Density: 1 dwelling per 250sqm	Lot 1: 245.3m ² Lot 2: 245.2m ²	Unchanged	No (As approved)
4.1.2.1 Wall Height	E: 6.7m (based on gradient 1:36)	5.5m	Unchanged	Yes
	W: 6.7m (based on gradient 1:36)	5.5m	Unchanged	Yes
4.1.2.2 Number of Storeys	2	2	Unchanged	Yes
4.1.2.3 Roof Height	Height: 2.5m	2.2m	2.4m	Yes
4.1.4.1 Street Front Setbacks	Prevailing building line / 6m	Ground Floor: 6.2m First Floor Balcony: 5.4m	Ground Floor: 7.4m	Yes
4.1.4.2 Side Setbacks and Secondary Street Frontages	E: 1.83m (based on wall height)	Ground Floor: 900mm First Floor: 1.6m - 2.25m	Unchanged	No (As approved)
	W: 1.86m (based on wall height)	Ground Floor: 900mm First Floor: 1.6m - 2.25m	Unchanged	No (As approved)
	Windows: 3m	900mm - 2.1m	Unchanged	No (As

		(Both east and west elevations)		approved)
4.1.4.4 Rear Setbacks	8m	12.2m	Unchanged	Yes
4.1.5.1 Minimum Residential Total Open Space Requirements Residential Open Space Area: OS3	Open space 55% (269.77m ²) of site area	55% (268.6m ²)	Unchanged	Yes
	Open space above ground 25% (67.44m ²) of total open space	13.7%	Unchanged	Yes
4.1.5.2 Landscaped Area	Landscaped area 35% (94.42m ²) of open space	51.7% (139.7m ²)	Unchanged	Yes
	1 tree per lot	2 trees per lot	Unchanged	Yes
4.1.5.3 Private Open Space	18m per dwelling	88.2m ² per dwelling	Unchanged	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
3.1 Streetscapes and Townscapes	Yes	Yes
3.1.1 Streetscape (Residential areas)	Yes	Yes
3.2 Heritage Considerations	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
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
4.1.3 Floor Space Ratio (FSR)	Yes	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	Yes	Yes
Schedule 1 – Maps accompanying the DCP	Yes	Yes

Detailed Assessment

3.4.1 Sunlight Access and Overshadowing

The proposed modification to the roof height will create a marginal shadow increase. This application is accompanied by updated shadow diagrams which indicate that the increased shadow cast is marginal and will continue to reflect compliance with the requirements of this control.

4.1.3 Floor Space Ratio (FSR)

Refer to the detailed assessment of the floor space ratio under section 4.4 Floor Space Ratio of this

report.

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

The previous development application approved the side setbacks as less than the specified requirement. The current modification application does not change these non-compliances. As these non-compliances have been addressed under the original development application, a merit assessment is not required in this instance.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2021

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

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

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

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

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

RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2022/0068 for Modification of Development Consent DA2021/1355 granted for demolition works and the construction of an attached dual occupancy development, including two (2) lot Torrens Title Subdivision on land at Lot 17 DP 9362,143 Balgowlah Road, BALGOWLAH, 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
A02 - Site Plan (Rev 2)	24.02.2022	Scope Architects
A03 - Ground Floor Plan (Rev 2)	24.02.2022	Scope Architects
A05 - Elevations (Rev 2)	24.02.2022	Scope Architects
A06 - Elevations (Rev 2)	24.02.2022	Scope Architects
A07 - Section & Driveway Design	24.02.2022	Scope Architects

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



Megan Surtees, Planner

The application is determined on 23/03/2022, under the delegated authority of:



Phil Lane, Acting Development Assessment Manager