

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

|                            |              |
|----------------------------|--------------|
| <b>Application Number:</b> | Mod2022/0651 |
|----------------------------|--------------|

|   |   |
|---|---|
| <b>Responsible Officer:</b>               | Jordan Howard   |
| <b>Land to be developed (Address):</b>    | Lot 23 DP 31468, 11 Bayview Place BAYVIEW NSW 2104  |
| <b>Proposed Development:</b>              | Modification of Development Consent DA2020/1595 granted for Alterations and additions to a dwelling house |
| <b>Zoning:</b>                            | R2 Low Density Residential  |
| <b>Development Permissible:</b>           | Yes   |
| <b>Existing Use Rights:</b>               | No  |
| <b>Consent Authority:</b>                 | Northern Beaches Council  |
| <b>Land and Environment Court Action:</b> | No  |
| <b>Owner:</b>                             | Katy Ann Muyt   |
| <b>Applicant:</b>                         | Raw Concept Designs   |

|                                  |                                  |
|----------------------------------|----------------------------------|
| <b>Application Lodged:</b>       | 01/12/2022                       |
| <b>Integrated Development:</b>   | No                               |
| <b>Designated Development:</b>   | No                               |
| <b>State Reporting Category:</b> | Refer to Development Application |
| <b>Notified:</b>                 | 07/12/2022 to 12/01/2023         |
| <b>Advertised:</b>               | Not Advertised                   |
| <b>Submissions Received:</b>     | 0                                |
| <b>Clause 4.6 Variation:</b>     | Nil                              |
| <b>Recommendation:</b>           | Approval                         |

### PROPOSED DEVELOPMENT IN DETAIL

Modification of Development Consent DA2020/1595, which was granted for alterations and additions to a dwelling house. The proposed changes include:

- Demolition of existing courtyard.
- Proposed addition in place of existing courtyard.
- Changes to the windows, doors and fixtures of the previously approved extension (Bed 3).
- Minor changes to the internal configuration.

### 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 - C1.23 Eaves

Pittwater 21 Development Control Plan - D4.6 Side and rear building line

Pittwater 21 Development Control Plan - D4.10 Landscaped Area - Environmentally Sensitive Land

## SITE DESCRIPTION

|                                   |  |
|-----------------------------------|--|
| <b>Property Description:</b>      | Lot 23 DP 31468 , 11 Bayview Place BAYVIEW NSW 2104  |
| <b>Detailed Site Description:</b> | <p>The subject site consists of one (1) allotment located on the southern side of Bayview Place.</p> <p>The site is regular in shape with a frontage of 18.29m along Bayview Place and a depth of 38.1m. The site has a surveyed area of 695.6m<sup>2</sup>.</p> <p>The site is located within the R2 Low Density Residential zone and accommodates a dwelling house and swimming pool.</p> <p>The site slopes gently to the east, with a crossfall of approximately 2m.</p> <p>The site contains trees, lawn areas and garden beds. There are no details of any threatened species on the subject site.</p> <p><b>Detailed Description of Adjoining/Surrounding Development</b></p> <p>Adjoining and surrounding development is characterised by dwelling houses.</p> |

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:

### DA2020/1595

Alterations and additions to a dwelling house

Approved on 24/02/2021

## 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 DA2020/1595, in full, with amendments detailed and assessed as follows:

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

| Section 4.55 (2) - Other Modifications  | Comments  |
|---|---|
| A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:   |   |
| (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and   | <p>The consent authority can be satisfied that the development to which the consent as modified relates is substantially the same as the development for which the consent was originally granted under DA2020/1595 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The built form of the development is largely unchanged from what was approved, with numerical non-compliances remaining as approved, or reducing.</li> <li>• External changes are minor in nature and the proposed addition is largely in place of an existing courtyard to be demolished.</li> </ul> |
| (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 | Development Application DA2020/1595 did not require concurrence from the relevant Minister, public authority or approval body.  |
| (c) it has notified the application in accordance with:<br><br>(i) the regulations, if the regulations so require,<br><br>or<br><br>(ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and   | The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, and the Northern Beaches Community Participation Plan.  |
| (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.  | No submissions were received in relation to this application.   |

## Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into

consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

| Section 4.15 'Matters for Consideration'  | Comments   |
|---|--|
| Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument   | See discussion on “Environmental Planning Instruments” in this report.   |
| Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument                                      | There are no current draft environmental planning instruments.   |
| Section 4.15 (1) (a)(iii) – Provisions of any development control plan  | 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) | <p><u>Part 4, Division 2</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&amp;A Regulation 2021 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 36 and 94</u> of the EP&amp;A Regulation 2021 allow Council to request additional information. 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.</p> <p><u>Clauses 62 and/or 64</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p> |
| Section 4.15 (1) (b) – the likely impacts of the development, including environmental                                     | <p>(i) <b>Environmental Impact</b></p> <p>The environmental impacts of the proposed</p>  |



| Section 4.15 'Matters for Consideration'   | Comments  |
|--|---|
| impacts on the natural and built environment and social and economic impacts in the locality | <p>development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p><b>(ii) Social Impact</b><br/>The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p><b>(iii) Economic Impact</b><br/>The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p> |
| Section 4.15 (1) (c) – the suitability of the site for the development                       | The site is considered suitable for the proposed development.   |
| Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs       | See discussion on “Notification & Submissions Received” in this report.   |
| Section 4.15 (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 07/12/2022 to 12/01/2023 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

| 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. A394111\_03, issued 15 September 2022).

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.

## 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 | % Variation | Complies |
|----------------------|-------------|----------|----------|-------------|----------|
| Height of Buildings: | 8.5m        | 3.32m    | 3.8m     | -           | Yes      |

### Compliance Assessment

| Clause                     | Compliance with Requirements |
|----------------------------|------------------------------|
| 4.3 Height of buildings    | Yes                          |
| 5.10 Heritage conservation | Yes                          |
| 5.21 Flood planning        | 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            | unaltered | Yes   |
| Rear building line  | 6.5m        | 28.38m          | unaltered | Yes   |
| Side building line  | East 2.5m   | 12.28m          | 9m        | Yes   |
|                     | West 1m     | 0.9m            | unaltered | <b>No</b> but approved in DA2020/1595                             |
| Building envelope   | 3.5m        | Within Envelope | unaltered | Yes   |
|                     | 3.5m        | Within Envelope | unaltered | Yes   |
| Landscaped area     | 60%         | 32.5%           | 33%       | <b>No</b> but reduction to approved non-compliance in DA2020/1595 |

### Compliance Assessment



| Clause  | Compliance with Requirements | Consistency Aims/Objectives |
|---|------------------------------|-----------------------------|
| A1.7 Considerations before consent is granted                       | Yes                          | Yes                         |
| A4.4 Church Point and Bayview 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                         |
| B5.15 Stormwater  | 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                         |
| 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   | No                           | Yes                         |
| D4.1 Character as viewed from a public place                        | Yes                          | Yes                         |
| D4.2 Scenic protection - General                                    | Yes                          | Yes                         |
| D4.3 Building colours and materials                                 | Yes                          | Yes                         |
| D4.5 Front building line  | Yes                          | Yes                         |
| D4.6 Side and rear building line                                    | No                           | Yes                         |
| D4.8 Building envelope  | Yes                          | Yes                         |
| D4.10 Landscaped Area - Environmentally Sensitive Land              | No                           | Yes                         |
| D4.11 Fences - General  | Yes                          | Yes                         |
| D4.13 Construction, Retaining walls, terracing and undercroft areas | Yes                          | Yes                         |

### Detailed Assessment

#### **C1.23 Eaves**

The addition to the dwelling does not incorporate eaves of 450mm minimum width in on all elevations, as required by the control. It is noted that a variation to this requirement was supported during the assessment of DA2020/1595. The modified development remains consistent with the existing dwelling and additions approved in DA2020/1595. The modification is therefore considered to continue satisfying the outcomes of this clause and the non-compliance is supported on merit.

#### **D4.6 Side and rear building line**

This control requires development to be setback 2.5m from one side boundary and 1m from the other side boundary. In this case the 1m building line control is applied to the west boundary and the 2.5m building line applied to the east boundary.

The subject site exhibits a non-compliant side setback of 0.9m to the west boundary, which was approved in DA2020/1595. The modified works do not further increase the numerical non-compliance. As such, a detailed merit assessment is not required, in this instance.

#### **D4.10 Landscaped Area - Environmentally Sensitive Land**

##### **Description of non-compliance**

This control applies to land in the Church Point and Bayview Locality within Areas 1 and 2 of the Landscaped Area Map. The subject site is within Area 2 of the Landscaped Area Map, and therefore requires a minimum of 60% (417.4m<sup>2</sup>) of the site area to be landscaped area.

Following a merit assessment, DA2020/1595 approved the development with a numerically non-compliant landscaped area of 32.5% (226.5m<sup>2</sup>). However, it is noted that this assessment included the water surface area of the pool. The PDGP 21 does not outline the inclusion of water surface area of pools in landscaped area. Rather Clause D1.14 specifies the following variation:

*For single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).*

If this variation had been used in the landscaped area calculations of DA2020/1595, and if 6% of the site area (41.7m<sup>2</sup>) within the pool area were to be included rather than the whole surface area of the pool water, this would result in a total landscaped area of 32.3% (224.6m<sup>2</sup>). Regardless, this landscaped area was approved by DA2020/1595.

Nonetheless, the modified proposal outlines an increase to landscaped area of 3.4m<sup>2</sup>. Calculated including the entire water surface area of the pool (as done in DA2020/1595) results in a proposed landscaped area of 33% (229.9m<sup>2</sup>). Calculated without taking the whole water surface area of the pool, but instead factoring in the 6% variation allowing for the inclusion of outdoor recreational areas, results in a proposed landscape area of 32.8% (228m<sup>2</sup>).

##### **Merit Consideration**

With regard to consideration for a variation, the proposed development is considered against the underlying outcomes of the control as follows:

- To achieve the desired future character of the Locality.

##### **Comment:**

Notwithstanding the non-compliance, the increase in landscaped area from that previously approved is an improved outcome when considering the desired future of the locality. It is

considered that the development remains consistent with the desired character statement within the P21 DCP.

- To bulk and scale of the built form is minimised.

Comment:

The proposal predominantly maintains the built form and scale of the existing structure. Sufficient landscaped areas are provided and maintained in the front and rear yard to assist in visually softening the built form. The increase in landscaped area has resulted from a decrease in hard surface area, namely the courtyard. While remaining non-compliant with this requirement to a minor extent, it is considered that the bulk and scale has been minimised by the proposed changes and has therefore resulted in an improved outcome.

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

Comment:

The proposed modifications are minor and do not give rise to unreasonable privacy, amenity and solar access impacts.

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

Comment:

The existing landscaping will soften the built form when viewed from surrounding properties and the public domain and is considered to achieve this outcome.

- Conservation of natural vegetation and biodiversity.

Comment:

The proposal will not result in the removal of any significant natural vegetation or impact any protected species.

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

Comment:

The proposal will ensure appropriate management of stormwater runoff through adequate permeable surfaces that will assist in preventing soil erosion, and siltation of natural drainage channels. The modification increases permeable landscaped area, and is therefore a better outcome.

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

Comment:

The proposal will appropriately preserve and enhance the rural and bushland character of the area.

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

Comment:

The proposed changes will not alter the management of stormwater on 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 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. Mod2022/0651 for Modification of Development Consent DA2020/1595 granted for Alterations and additions to a dwelling house on land at Lot 23 DP 31468,11 Bayview Place, BAYVIEW, 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         |
| Site Plan/Analysis, Sheet 2                         | 21 November 2022 | Raw Concept Designs |
| Existing Ground Floor, Sheet 3                      | 21 November 2022 | Raw Concept Designs |
| Demolition Ground Floor, Sheet 4                    | 21 November 2022 | Raw Concept Designs |
| Proposed Ground Floor, Sheet 5                      | 21 November 2022 | Raw Concept Designs |
| North/Elevation, Sheet 6                            | 21 November 2022 | Raw Concept Designs |
| South/West Elevation, Sheet 7                       | 21 November 2022 | Raw Concept Designs |
| Sections, Sheet 8                                   | 21 November 2022 | Raw Concept Designs |
| BASIX / Sediment Control, Sheet 9                   | 21 November 2022 | Raw Concept Designs |

| Reports / Documentation – All recommendations and requirements contained within: |                   |                     |
|--|-------------------|---------------------|
| Report No. / Page No. / Section No.  | Dated             | Prepared By         |
| BASIX Certificate No. A394111_03   | 15 September 2022 | Raw Concept Designs |

#### 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         |
| Landscape Plan, Sheet 14 | 21 November 2022 | Raw Concept Designs |

| Waste Management Plan |                   |   |
|-----------------------|-------------------|---|
| Drawing No.           | Dated             | Prepared By                               |
| Waste Management Plan | 27 September 2022 | Kathryn Carruthers<br>Raw Concept Designs |

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

**B. Add Condition No.1B - Compliance with Other Department, Authority or Service Requirements to read as follows:**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

| Other Department, Authority or Service | EDMS Reference                                 | Dated      |
|--|--|------------|
| Ausgrid                                | Ausgrid Referral Response - Overhead Cables    | 12/12/2022 |
| Ausgrid                                | Ausgrid Referral Response - Underground Cables | 12/12/2022 |

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

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

**Signed**



**Jordan Howard, Planner**

The application is determined on 20/01/2023, under the delegated authority of:



**Rodney Piggott, Manager Development Assessments**