

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2023/0258
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Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 25 DP 4449, 46 Daintrey Street FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2020/1177 granted for Alterations and additions an existing dwelling
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:	No
Owner:	Adam Leigh Bullpit Katarina Kevicka
Applicant:	Adam Leigh Bullpit

Application Lodged:	17/05/2023
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	24/05/2023 to 07/06/2023
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The application is seeking Modification of Development Consent DA2020/1177 granted for alterations and additions an existing dwelling. Specifically, the proposal comprises of:

Lower Ground Floor

- Extend the garage to the west to include a plant/services and bin storage area and bike racks.
- Include a pedestrian door for access from Arthur Lane and storage under the stairs.

Ground Floor

- Alter the front of the home office so that it is in line with the Arthur Lane frontage (as conditioned

by DA2020/1177).

- Move the bathroom to the western elevation.
- Move the entrance door to the southern elevation.
- Adjust locations of window and door on northern elevation.

Roof

- Adjusted in line with ground and lower ground changes.

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

Manly Development Control Plan - 4.1.5 Open Space and Landscaping

Manly Development Control Plan - 4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

Manly Development Control Plan - 4.4.5 Earthworks (Excavation and Filling)

SITE DESCRIPTION

Property Description:	Lot 25 DP 4449 , 46 Daintrey Street FAIRLIGHT NSW 2094
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the eastern side of Daintrey Street, Fairlight.</p> <p>The site is irregular in shape with a primary frontage of 7.62m along Daintrey Street, a secondary frontage of 33.345m along Arthur Lane and eastern and southern side boundaries measuring 13.08m and 33.58m respectively.</p>

The site has a surveyed area of 344.7m².

The site is located within the R1 General Residential zone and accommodates a stone and clad house with a metal roof. Pedestrian access to the site is available via stone steps from both Daintrey Street and Arthur Lane. There is no vehicular access or on site parking.

The site slopes to the north-west with a fall of approximately 6m across the site.

The site is vegetated with small and medium size trees and shrubs, with lawn areas in the rear.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by dwelling houses.

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:

- **CDC2020/547** for alterations and additions to existing building was approved in April 2020.
- **CDC2020/547** for alterations and additions to existing building was modified as approved in July 2020.
- **Development Application No. DA2020/1177** for alterations and additions an existing dwelling was approved on 8 December 2020.

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 DA2020/1177, 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> <ul style="list-style-type: none"> • The built form of the proposal remains as approved in DA2020/1177.
(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 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 DA2020/1177 for the following reasons:</p> <ul style="list-style-type: none"> • The built form of the proposal remains as approved in DA2020/1177 and can be considered substantially the same as the development for which the consent was originally granted.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, and the Northern Beaches Community Participation Plan.

Section 4.55(1A) - Other Modifications	Comments
(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	
(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.	See discussion on "Notification & Submissions Received" in this report.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

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

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Manly 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&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&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&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&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been</p>

Section 4.15 'Matters for Consideration'	Comments
	<p>addressed via a condition of consent.</p> <p><u>Clauses 62</u> and/or 64 of the EP&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&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&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 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 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 24/05/2023 to 07/06/2023 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
NECC (Development Engineering)	No objections to approval and no changes to conditions of Consent DA2020/1177.
Strategic and Place Planning (Development Contributions)	<p>INTRODUCTION</p> <p>On 17 May 2023, Strategic and Place Planning received a referral request for application (Mod2023/0258) seeking to modify Development Consent DA2020/1177 that was granted for alterations and additions an existing dwelling.</p> <p>SUBJECT SITE</p> <p>The subject site comprises of 46 Daintrey Street Fairlight NSW 2094 (Lot 25 DP 4449). The subject site is trapezoidal in shape and has a boundary on Daintrey Street and Arthur Lane. The subject site is zoned R1 General Residential under the Manly LEP2013.</p> <p>Chronology:</p> <p>On 8 December 2020, Council issued a consent on DA2020/1177 for the alterations and additions an existing dwelling at 46 Daintrey Street Fairlight NSW 2094. Condition 7 of the consent required a payment of monetary contribution of \$2,070.00 based on cost of works of \$207,000.00 prior to the issue of any Construction Certificate or Subdivision Certificate. At the time of determination, the Northern Beaches 7.12 Contributions Plan 2019 applied.</p> <p>On 6 January 2021, the development contribution was paid to and receipted by Council, for the adjusted amount of \$2,070.00</p> <p>On 14 January 2021, Form building Certifiers issued a Construction Certificate for consent DA2020/1177.</p> <p>On 10 November 2021, Form building Certifiers issued an Occupation Certificate for consent DA2021/1177. The schedule of inspections of works completed as per consent is noted in the final Occupation Certificate.</p> <p>THE MODIFICATION APPLICATION</p> <p>This modification application proposes changes to the approved consent DA2020/1177:</p> <ol style="list-style-type: none"> 1. Lower Ground Floor <ul style="list-style-type: none"> • Extend the garage to the west to include a plant/services and bin storage area and bike racks. Include a pedestrian door for access from Arthur Lane and storage under the stairs. 2. Ground Floor <ul style="list-style-type: none"> • Alter the front of the home office so that it is in line with the Arthur Lane frontage • Move the bathroom to the western elevation • Move the entrance door to the southern elevation

Internal Referral Body	Comments
	<ul style="list-style-type: none"> • Adjust locations of window and door on northern elevation <p>3. Roof</p> <ul style="list-style-type: none"> • Adjusted in line with ground and lower ground changes <p>The modification will result in an increase in cost of works by \$75,000.</p> <p>ASSESSMENT OF MODIFICATION APPLICATION</p> <p>Council is only able to amend the condition related to the development contributions amount payable to Council if it has not yet been paid, a Construction Certificate has not been issued and no physical works commenced on site. The development consent has already been enacted and development contributions paid to council. Under <i>Ku-ring-gai Council v Buyozo Pty Ltd</i> [2021] NSWCA177, Justice Basten and Payne JJA at [1] and Preston CJ of LEC at [17] found that the condition of consent cannot be modified if the payment of contribution is required retrospectively for a condition that has been satisfied. Therefore, the condition for contribution once satisfied, cannot be amended.</p> <p>The current application involves changes to the approved/completed development that will result in costs of \$75,000. This estimated cost of works is below the threshold of \$100,000.01 upon which Council can then impose a levy under Section 7.12 of the EP&A Act. As such, this modification application does not generate the requirement for development contributions imposed on the cost associated with the modification application.</p> <p>RECOMMENDATION</p> <p>A. The development contributions imposed by consent DA2020/1177 have already been satisfied.</p> <p>B. This modification application has a cost of works estimated at \$75,000. As the costs of works specific to the modification application is below the threshold, no development contributions are to be imposed on this modification.</p> <p>C. This modification application is supported without conditions.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. A354250_03, issued 30 March 2023).

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

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:	8.5m	5.9m	No change	-	Yes
Floor Space Ratio	FSR: 0.6:1 (206.8sqm)	FSR: 0.55:1	FSR: 0.52:1 (181.8sqm)	-	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
4.4 Floor space ratio	Yes
4.5 Calculation of floor space ratio and site area	Yes
5.8 Conversion of fire alarms	Yes
6.1 Acid sulfate soils	Yes
6.2 Earthworks	Yes
6.4 Stormwater management	Yes
6.8 Landslide risk	Yes
6.12 Essential services	Yes

Manly Development Control Plan

Built Form Controls

Built Form Controls - Site Area: 344.7sqm	Requirement	Approved	Proposed	Complies
4.1.2.1 Wall Height	N: 6.5m (based on gradient 0)	2.5m (for garage/study)	No change	Yes
	E: 6.5m (based on gradient 0)	3.3m (for garage/study)	No change	Yes
	S: 7.2m (based on gradient 1:9)	2m (for garage/study)	No change	Yes
	W: 6.5m (based on gradient 0)	2.2m (for garage/study)	No change	Yes
4.1.2.2 Number of Storeys	2	2	No change	Yes
4.1.2.3 Roof Height	Height: 2.5m	1.1m	No change	Yes
	Pitch: maximum 35 degrees	15 degrees	No change	Yes
4.1.4.1 Street Front Setbacks	Prevailing building line	Consistent with prevailing setback	No change	Yes
4.1.4.2 Side Setbacks and Secondary Street Frontages	E: 1m (based on wall height)	0.37m	No change	No but approved in DA2020/1177
	No windows within 3m of a side boundary	1.3m	No windows within 3m of a side boundary	Yes
	Secondary street frontage: Prevailing setback	0.8m, consistent with prevailing setback	Nil, consistent with prevailing setback	Yes - see detailed assessment
4.1.4.4 Rear Setbacks	8m	N/A	N/A	N/A
4.1.5.1 Minimum Residential Total Open Space Requirements Residential Open Space Area: OS3	Open space 55% of site area	30% (105.6sqm)	No change	No but approved in DA2020/1177
	Open space above ground no more than 25% of total open space	0% (0sqm)	No change	Yes
4.1.5.2 Landscaped Area	Landscaped area 35% of open space	51% (54.4sqm)	No change	Yes
	1 native trees	0 trees	No change	No but approved in DA2020/1177
4.1.5.3 Private Open Space	18m per dwelling	>18sqm	No change	Yes
4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas	Maximum 50% of frontage up to maximum 6.2m	5.3m (garage door) 6.256m (garage)	No change (proposal increases garage size, but not appearance)	No but approved in DA2020/1177

			from the street)	
Schedule 3 Parking and Access	Dwelling 2 spaces	2 spaces	No change	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
3.3.1 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
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	Yes	Yes
3.5.1 Solar Access	Yes	Yes
3.5.3 Ventilation	Yes	Yes
3.5.5 Landscaping	Yes	Yes
3.5.7 Building Construction and Design	Yes	Yes
3.7 Stormwater Management	Yes	Yes
3.8 Waste Management	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
4.1.3 Floor Space Ratio (FSR)	Yes	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	No	Yes
4.1.5 Open Space and Landscaping	No	Yes
4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)	No	Yes
4.1.8 Development on Sloping Sites	Yes	Yes
4.1.10 Fencing	Yes	Yes
4.4.1 Demolition	Yes	Yes
4.4.2 Alterations and Additions	Yes	Yes
4.4.5 Earthworks (Excavation and Filling)	No	Yes
5 Special Character Areas and Sites	Yes	Yes

Detailed Assessment

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

DA2020/1177 included a condition of consent requiring "The northern facade of the home office (inclusive of the bathroom and stairway) is to be setback 1.84m (minimum) from the northern boundary (Arthur Lane) and is to be parallel with the northern boundary (Arthur Lane)." This has been adopted in the proposed modification plans.

The proposed modification application does not alter the numerically non-compliant setback to the east side boundary approved under DA2020/1177.

The proposed modification application does decrease the setback of the proposed garage from 0.8m to nil due to the additional proposed plant/services/bin room. However, this area will be excavated behind a retaining wall against the boundary and will not significantly alter the appearance of the garage to the street. The other modification to the garage, being the proposed pedestrian entrance, is setback 1.4m from the boundary. Considering the context of the street, including the adjacent garages with similar minimal setback to the boundary on Arthur Lane, the proposed nil setback is considered consistent with prevailing setback.

Overall, the outcomes of the original consent are maintained and a detailed merit assessment is not required in this instance.

4.1.5 Open Space and Landscaping

The proposed modification application does not alter the numerically non-compliant open space or number of trees provided on the site approved under DA2020/1177. Therefore, the outcomes of the original consent are maintained and a detailed merit assessment is not required in this instance.

4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

Whilst the proposed modification application does increase the internal width of the garage due to the additional proposed plant/services/bin room, this area will be excavated behind a retaining wall against the boundary and will not significantly alter the appearance of the garage to the street.

The proposed modification application does not alter the numerically non-compliant garage width presented to the street approved under DA2020/1177. Therefore, the outcomes of the original consent are maintained and a detailed merit assessment is not required in this instance.

4.4.5 Earthworks (Excavation and Filling)

The proposed modification application increases the amount of excavation required for the garage due to the additional proposed plant/services/bin room. The assessment of DA2020/1177 found the excavation for the garage acceptable. The proposed additional excavation is considered acceptable for the same reasons. Furthermore, the control generally limiting excavation to 1m provides an exception for basement parking areas.

The proposed modification application does not alter the proximity of retaining walls to the street, or the height of retaining walls at the street, approved under DA2020/1177. Therefore, the outcomes of the original consent are maintained and a detailed 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 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;
- 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. Mod2023/0258 for Modification of Development Consent DA2020/1177 granted for Alterations and additions an existing dwelling on land at Lot 25 DP 4449,46 Daintrey Street, FAIRLIGHT, 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
Cover MOD00 - RevA	5 April 2023	Action Plans
Site Analysis - MOD01 - RevA	5 April 2023	Action Plans
Site/Roof/Sediment Erosion/Waste Management/Stormwater Concept Plan - MOD02 - RevA	5 April 2023	Action Plans
Existing Ground Floor Plan - MOD03 - RevA	5 April 2023	Action Plans
Existing First Floor Plan - MOD04 - RevA	5 April 2023	Action Plans
Proposed Lower Ground Floor Plan - MOD05 - RevA	5 April 2023	Action Plans
Proposed Ground Floor Plan - MOD06 - RevA	5 April 2023	Action Plans
Proposed First Floor Plan - MOD07 - RevA	5 April 2023	Action Plans
North/East Elevations - MOD08 - RevA	5 April 2023	Action Plans
South/West Elevations - MOD09 - RevA	5 April 2023	Action Plans
West Elevation - House - MOD10 - RevA	5 April 2023	Action Plans
Long/Cross Sections - MOD11 - RevA	5 April 2023	Action Plans
Area Calculations/Sample Board/External Window & Door Schedule - MOD12 - RevA	5 April 2023	Action Plans
Driveway Plan and Section - MOD16 - RevA	5 April 2023	Action Plans
BASIX Commitments - MOD17 - RevA	5 April 2023	Action Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A354250_03	30 March 2023	Action Plans

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:

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



Jordan Howard, Planner

The application is determined on 23/06/2023, under the delegated authority of:



Rodney Piggott, Manager Development Assessments