

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2022/0091
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 74 DP 7310, 48 Johnson Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2020/1723 granted for Demolition works and construction of a dwelling house including swimming pool
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	James Wallace Mcdougall Tara Michelle Mcdougall
Applicant:	Sam Gleeson

Application Lodged:	15/03/2022
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	23/03/2022 to 06/04/2022
Advertised:	Not Advertised
Submissions Received:	6
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The proposed modification seeks consent for changes as follows:

Ground floor

- Internal reconfigurations resulting in extension of the dining room, relocated laundry and study, enlarged stair and new recessed bin/garden store
- Front awning extended
- Changes to doors and windows
- Amend carport screen at eastern boundary

First floor

- Reconfigured bath
- Delete internal glass partition between master bed and void
- Window 14 deleted, new skylight added

External

- Retaining wall relocated to western boundary
- Reconfigured swimming pool and deck, relocated away from rear boundary
- Delete swimming pool awning
- Relocate pool plant equipment

The proposal also seeks the amendment of condition 15 to correctly identify the "Callistemon viminalis" located within the proposed driveway footprint.

Note: A total of six submissions were received in response to the notification of this application. However, three of those submissions are not considered to reasonably and relevantly relate to the subject application, and are not included in the total number of submissions to this application.

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

Warringah Development Control Plan - B5 Side Boundary Setbacks
Warringah Development Control Plan - B7 Front Boundary Setbacks
Warringah Development Control Plan - C4 Stormwater
Warringah Development Control Plan - C7 Excavation and Landfill
Warringah Development Control Plan - D6 Access to Sunlight
Warringah Development Control Plan - D8 Privacy

SITE DESCRIPTION

Property Description:	Lot 74 DP 7310 , 48 Johnson Street FRESHWATER NSW 2096
Detailed Site Description:	<p>The subject site consists of one allotment located on the southern side of Johnson Street.</p> <p>The site is regular in shape with a frontage of 10.06m along Johnson Street and a depth of 40.235m. The site has a surveyed area of 404.6m².</p> <p>The site is located within the R2 Low Density Residential zone and accommodates an existing dwelling house.</p> <p>The site is generally flat.</p> <p>The site contains three significant trees and a range of smaller and exempt vegetation.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by detached dwellings.</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:

DA2020/1723 - Demolition works and construction of a dwelling house including swimming pool -

Approved 20 April 2021.

DA2022/0279 - Alterations and additions to a dwelling house - Approved 20 July 2022. This application involved alterations and additions to the dwelling approved under DA2020/1723, which is yet to be constructed.

Mod2022/0091 - Modification of Development Consent DA2020/1723 granted for Demolition works and construction of a dwelling house including swimming pool - Subject application under assessment.

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 DA2020/1723, 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 development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2020/1723 for the following reasons:</p> <ul style="list-style-type: none"> • The overall built form of the approved dwelling (in terms of height, setbacks, number of storeys, etc.) will not be significantly altered by the proposed modifications; • Despite the internal reconfigurations, the overall layout of the dwelling (including quantitative considerations such as the number of bedrooms, car parking spaces, etc.) will

Section 4.55 (2) - Other Modifications	Comments
	<p>not be substantially altered;</p> <ul style="list-style-type: none"> • The proposed landscaped area remains generally as approved, and complies with the DCP control; and • The proposed modifications will not result in notable amenity impacts to surrounding properties in relation to visual bulk, solar access, privacy, view loss, etc.
(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 DA2020/1723 did not require concurrence from the relevant Minister, public authority or approval body.
<p>(c) it has notified the application in accordance with:</p> <p>(i) the regulations, if the regulations so require, or</p> <p>(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</p>	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.	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 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	There are no current draft environmental planning

Section 4.15 'Matters for Consideration'	Comments
draft environmental planning instrument	instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clause 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 clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 143A</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This clause is not relevant to this application.</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</p> <p>The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p>

Section 4.15 'Matters for Consideration'	Comments
	<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 23/03/2022 to 06/04/2022 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 process council is in receipt of 6 submission/s from:

Name:	Address:
Mr David Ian Forbes	49 Surfers Parade FRESHWATER NSW 2096
Helen Dianne Askew	49 Johnson Street FRESHWATER NSW 2096
John Frederick Hodges	40 Johnson Street FRESHWATER NSW 2096
Mr Anthony Donald Tibbles	62 Johnson Street FRESHWATER NSW 2096
Mr Stephen Gerard Crowley Medcalf Grant Lawyers	50 Johnson Street FRESHWATER NSW 2096
Ms Katherine Rachel Bock Outlook Planning & Development	46 Johnson Street FRESHWATER NSW 2096

The Northern Beaches Community Participation Plan states that "All submissions must be made in writing to Council and must reasonably and relevantly relate to the subject of the application, proposal or project.

Three submissions received in response to the notification of the subject modification raised concerns in relation to works proposed under DA2022/0279, primarily the inclusion of a basement level, and did not reasonably and relevantly relate to the subject modification application. As such, the concerns raised in those submissions are not considered in this assessment or counted in the total number of submissions to this application.

The issues raised in the submissions are addressed as follows:

- **Relocation of previously approved dispersion trench**

The submissions raised concerns that the relocation of the dispersion trench approved under DA2020/1723 to accommodate the modified swimming pool design will adversely impact stormwater runoff.

Comment:

The relocation of the dispersion trench was proposed DA2022/0279 and was assessed by Council's Development Engineers who raised no objection to the design. Given the approval of DA2022/0279, the modified swimming pool design does not alter the approved stormwater disposal system.

- **Lodgement of concurrent Development Application and S4.55 Modification Application**

The submissions raised concerns that concurrent applications were lodged for the subject site (DA2022/0279 & Mod2022/0091).

Comment:

Section 4.55 Modification Applications are subject to the 'substantially the same development' test. As the basement approved under DA2022/0279 incorporates a new element into the development, it would not be considered to be substantially the same, and therefore required consent through a new development application, rather than a Section 4.55 modification.

- **Basement excavation**

The submissions raised concerns relating to the impacts of the basement excavation works on stormwater / surface flow, landslip hazard & damage to adjoining properties.

Comment:

The basement level and associated excavation was proposed and approved under DA2022/0279, and did not form part of the subject modification application. As such, the above concerns are beyond the scope of this assessment.

- **Characterisation of development, overdevelopment of site**

The submissions raised concerns that the inclusion of the basement level no longer constitutes alterations and additions, is an overdevelopment of the site and is inconsistent with the scale and character of the locality.

Comment:

The basement level was proposed and approved under DA2022/0279 and did not form part of

the subject modification application. As such, the above concerns are beyond the scope of this assessment.

REFERRALS

Internal Referral Body	Comments
Landscape Officer	<p>The application is for modification to development consent DA2020/1723 for minor architectural changes, and the landscape outcome is not impacted by these amendments.</p> <p>Additionally, the modification seeks to correct an error within Condition 15 i) in relation to the description of the tree located within the proposed driveway footprint. The tree has been incorrectly noted as T2, when as described in the Arboricultural Impact Assessment prepared by Hugh The Arborist, the tree should be noted as T3.</p>

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

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. 1273438S dated 1

February 2022).

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

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

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

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

Warringah Local Environmental Plan 2011

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	8.48m	Unchanged	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B1 Wall height	7.2m	5.9m	Unchanged	Yes
B3 Side Boundary Envelope	5m	E: Within envelope	Unchanged	Yes
		W: Within envelope	Unchanged	Yes
B5 Side Boundary Setbacks	E: 0.9m	Carport: 0m	Unchanged	No (as approved)
		Dwelling: 0.9m	Unchanged	Yes
	W: 0.9m	0.9m	Unchanged	Yes
B7 Front Boundary Setbacks	6.5m	Carport: 1m	Unchanged	No (as approved)
		Dwelling: 6.5m	Unchanged	Yes
B9 Rear Boundary Setbacks	6m	Pool deck: 1.3m	2.15m	Yes
		Dwelling: 17.265m	Unchanged	Yes
D1 Landscaped Open Space and Bushland Setting	40% 161.84m ²	40.06% 162.1m ²	40.1% 162.4m ²	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	No	Yes
B7 Front Boundary Setbacks	No	Yes
B9 Rear Boundary Setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B5 Side Boundary Setbacks

The approved 0m eastern side setback to the carport remains unchanged as a result of the proposed modification.

B7 Front Boundary Setbacks

The approved 1m front setback to the carport remains unchanged as a result of the proposed modification.

C4 Stormwater

No stormwater works are included in the subject modification application.

C7 Excavation and Landfill

The proposed excavation is limited to the relocated swimming pool footprint and will not result in any foreseeable impacts to surrounding properties or the natural environment. The modification also seeks to relocate the approved western retaining wall to be adjacent to the property boundary. The proposed retaining wall is limited in height to approximately 500mm and is not anticipated to adversely impact stormwater flows or the adjoining property. Conditions are imposed to ensure that the wall is wholly located within the subject property.

D6 Access to Sunlight

No change is proposed to the approved dwelling envelope and the deletion of the pool deck awning will reduce the overall extent of overshadowing.

D8 Privacy

The proposed modification will not give rise to any adverse privacy impacts between the subject site and adjoining properties.

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 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah 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. Mod2022/0091 for Modification of Development Consent DA2020/1723 granted for Demolition works and construction of a dwelling house including swimming pool on land at Lot 74 DP 7310,48 Johnson Street, FRESHWATER, 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
DA10 GF Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA11 1F Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA12 Roof Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA13 Site Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA20 Elevations - North & East	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA21 Elevations - South & West	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA22 Sections - B & B1	Rev. B, 4 February 2022	MCK Architecture + Interiors
DA30 Section A	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA31 Sections - C & E	Rev. B, 4 February 2022	MCK Architecture + Interiors

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1273438S	1 February 2022	Ecological Design Pty Ltd

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.

B. Add Condition 14A. Retaining walls to read as follows:

14A. Retaining Walls

All new retaining walls shall be adequately engineered and located wholly within the subject property.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

C. Modify Condition 15. Tree Removal Within the Property to read as follows:

15. Tree Removal Within the Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

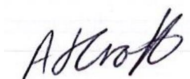
- i) Callistemon viminalis, currently located within proposed driveway footprint, T3
- ii) Cupressus torulosa, currently located within the footprint of the proposed driveway, T4
- iii) Syragus romanzoffiana, within the footprint of proposed hard surfacing, exempt species T5
- iv) Jacaranda mimosifolia within the footprint of proposed dwelling T7
- v) Viburnum odoratissimum located in rear yard and within footprint of proposed pool T8

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal.

Reason: To enable authorised building works.

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

Signed



Adam Croft, Planner

The application is determined on 11/08/2022, under the delegated authority of:



Rodney Piggott, Manager Development Assessments