

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2021/0831
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Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 6 DP 13900, 139 Headland Road NORTH CURL CURL NSW 2099
Proposed Development:	Modification of Development Consent DA2019/1369 granted for dwelling house and 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:	Matthew David Lewis Karina Jane Wells
Applicant:	Karina Jane Wells

Application Lodged:	01/11/2021
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	Not Notified
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The application seeks to modify Development Consent No.DA2019/1369 granted for dwelling house and swimming pool, by deleting the deferred commencement requirements associated with acquiring an easement to drain stormwater through to Parr Parade. The modification therefore seeks the following changes to the development approval:

- Revised stormwater design including on-site detention and dispersal system.
- Deletion of deferred commencement requirement and issue operational date / lapsing dates.
- Modify plan engineering plan references within condition 2 and 7 of the subject Notice of Determination.

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

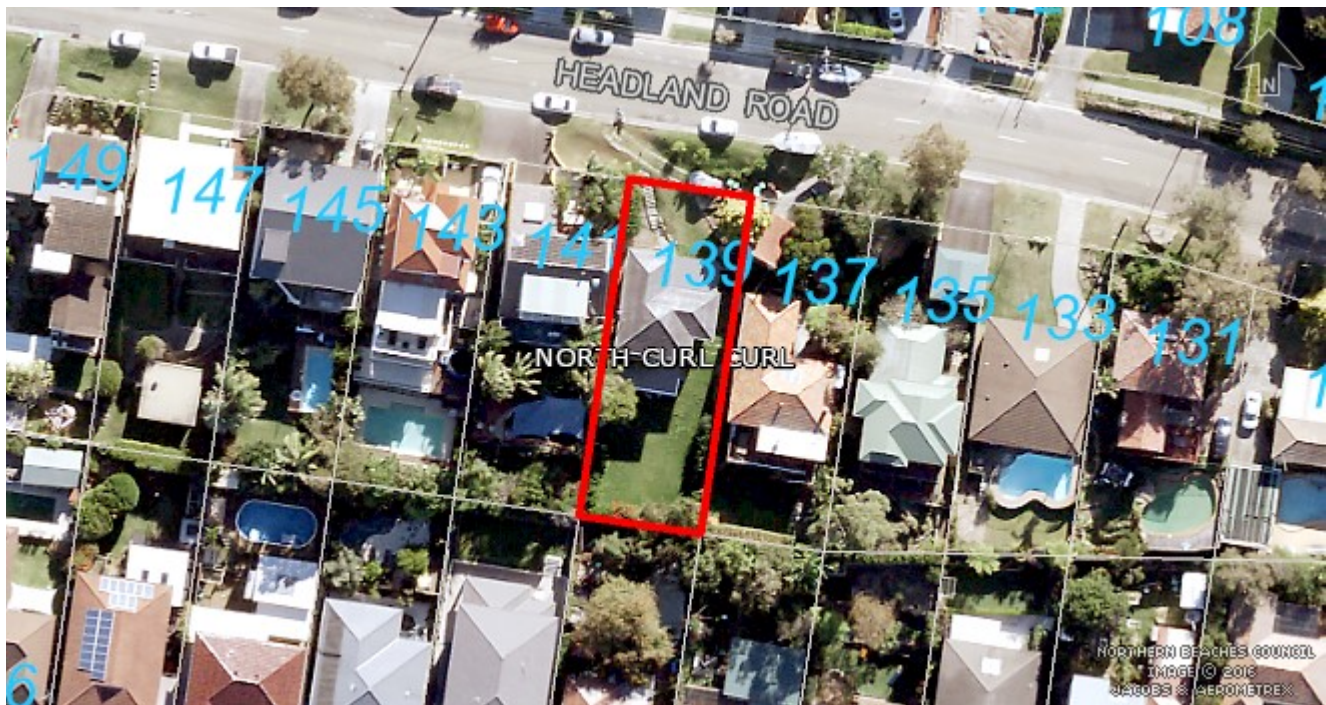
Warringah Development Control Plan - C4 Stormwater

Warringah Development Control Plan - C6 Building over or adjacent to Constructed Council Drainage Easements

SITE DESCRIPTION

Property Description:	Lot 6 DP 13900 , 139 Headland Road NORTH CURL CURL NSW 2099
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the southern side of Headland Road. The site is regular in shape with a width of 14.3 metres (m) and a depth of 39.6m. The site has a surveyed area of 567 square metres (sqm).</p> <p>The site is located within the R2 Low Density Residential zone and accommodates a dwelling house and outbuilding. The land has a southerly aspect with a moderate slope falling down from the front boundary to the rear.</p> <p>There is no significant vegetation on the site. 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:

Prelodgement No.PLM2018/0068: A pre-lodgement meeting held on 3 May 2018 to discuss the construction of a new dwelling house. The applicant was advised to amend the proposal to address the following issues:

- Ensure all structures (apart from those permitted under Part B7 of WDCP 2011) comply with the minimum front setback
- Provide a minimum of 40% landscaped open space on the site;
- Locate the pool close to the natural ground level of the site;
- Minimise the areas of the upper and mid floor terraces and decks; and
- Investigate the potential view loss to the adjoining dwelling to the west and revise the design of the dwelling to ensure no unreasonable loss of views.

Development Application No.DA2019/1369 for demolition works and the construction of a dwelling house and swimming pool was approved by Council on 29.4.2020 subject to deferred commencement for acquisition of a drainage easement.

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 DA2019/1369, 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 proposed amendments relate only to stormwater with the building envelope/footprint remaining unchanged. • The original Consent granted approval for the construction of a new dwelling and swimming pool with a condition requiring a drainage easement over the adjoining property and connecting to the Council's infrastructure. This modification proposes to disperse collected stormwater directly on site and a suitable design concept for the OSD has been provided. Council's development engineers support this method subject to condition modification as detailed within this report. • The proposed drainage is supported by Council's Development Engineers pursuant to Council water management policy. The Stormwater Drainage Plan has been reviewed that has been provided by the applicant having been denied access to an easement and the OSD plan proposed has been prepared by a professional engineer to ensure minimal impact. • There is no impact on the public domain, or the streetscape.
(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	<p>Yes</p> <p>The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same with regard to the overall approved development. Domestic stormwater structures are ancillary elements to a dwelling and the principal building works approved under DA2019/1369 are substantially the same as qualified below:</p> <ul style="list-style-type: none"> • The modification relates to alternative stormwater

Section 4.55(1A) - Other Modifications	Comments
(if at all), and	<p>management and does not change the approved dwelling and pool structure</p> <ul style="list-style-type: none"> • No change to landscaping area, setbacks, building height, envelope, neighbours amenity or other building design controls is proposed. • A Stormwater Management Proposal has been prepared by Bekker Engineers Design Buro Pty Ltd, Project No. 63908 and dated 8/10/2021 since the the applicant has been unable to gain a direct easement to Parr Avenue with a possible drainage easement over No.16 Parr Avenue. Since approval the owners of No. 16 Parr Avenue have indicated that they do not now consent to the easement over their property (letter supplied) the applicant has demonstrated a suitable alternative method.
<p>(c) it has notified the application in accordance with:</p> <p>(i) the regulations, if the regulations so require,</p> <p>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>	<p>The application is not required to be 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 (CPP). Notification is not required pursuant to the CPP as the downstream neighbour advised the applicant in writing that the deferred commencement condition through their property was not accepted.</p>
<p>(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.</p>	<p>Notification is not required pursuant to the CPP, however the applicant provided details of communication with adjacent (relevant) neighbour and a letter provided that the easement offer is declined therefore Condition 1 is not achievable as intended requiring an on-site water management / OSD system.</p>

Section 4.15 Assessment

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

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

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for residential purposes for an extended period of time. The proposed development retains the residential use of the site, and is not considered a contamination risk.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	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>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built	<p>(i) Environmental Impact</p> <p>The environmental impacts of the proposed modification of the development on the natural and built environment are addressed under the Warringah Development Control Plan section in this</p>

Section 4.15 'Matters for Consideration'	Comments
environment and social and economic impacts in the locality	<p>report. In summary, the disposal of stormwater on site is permitted having been prepared by a hydraulic engineer and assessed by Council's stormwater engineers.</p> <p>(ii) Social Impact The proposed modification of the development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed modification of the 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 modification of the 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 (previously) where applicable.
Section 4.15 (1) (e) – the public interest	For this modification application the original reasons for approval have been considered, including submissions from the previous application, past PLM notes where applicable, reasons for conditions, including supporting information provided by the applicant.

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 was not notified.

REFERRALS

Internal Referral Body	Comments
NECC (Development Engineering)	<p>Supported with conditions</p> <p>Development Engineering has no objection to the application. Please delete the condition 1. And the condition 7 shall be modified as the following condition:</p> <p><i>"The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WATER MANAGEMENT FOR</i></p>

Internal Referral Body	Comments
	<p><i>DEVELOPMENT POLICY, and generally in accordance with the concept drainage plans prepared by BEKKER Engineering Design, drawing number 63908 SW01 - SW02, Rev A dated 8 Oct 2021.</i></p> <p><i>Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.</i></p> <p><i>Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development."</i></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

The requirements of SEPP 55 and the draft SEPP were considered and addressed as applicable under the parent development application. No further detailed consideration for the modification is required pursuant to the SEPP.

SEPP (Building Sustainability Index: BASIX) 2004

The requirements of SEPP BASIX were considered and addressed as applicable under the parent development application. No further detailed consideration for the modification is required pursuant to the SEPP.

SEPP (Infrastructure) 2007

Ausgrid

Clause 45 of the SEPP 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 requirement of Ausgrid were addressed as the the Referral Response provided under the original development application. No change to conditions or further referral advice required.

Other Service Infrastructure Authorities

The requirements of SEPP Infrastructure were considered and addressed as applicable under the parent development application. No further detailed consideration for the modification is required pursuant to the SEPP. Sydney Water assets are managed separately through Sydney Water's own administrative procedures.

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	8.8m	8.8m (No change)	3% Existing	No (As approved)

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	N/A
5.3 Development near zone boundaries	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Approved	Proposed	% Variation*	Complies
B1 Wall height	7.2m	7.4m max	No change	3% (Existing)	No (As

					approved)
B3 Side Boundary Envelope	45 degrees at 5m	No breach (eaves permitted)	No change	N/A	Yes
	45 degrees at 5m (west)	No breach (eaves permitted)	No change	N/A	Yes
B5 Side Boundary Setbacks	0.9m (east)	0.9 - 6m	No change	N/A	Yes
	0.9m (west)	0.9 - 2m	No change	N/A	Yes
B7 Front Boundary Setbacks	6.5m	5.5m	No change	15% (Existing)	No (As approved)
B9 Rear Boundary Setbacks	6m	10.7m	No change	N/A	Yes
D1 Landscaped Open Space (LOS) and Bushland Setting	40%	46% 258sqm	No change	N/A	Yes

*No change is proposed to the built form controls applying to the dwelling house or landscaping area. No further detailed assessment for the modification is required with regard to the built form controls as previously assessed under the original development application.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	N/A	N/A
B3 Side Boundary Envelope	N/A	N/A
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	N/A	N/A
B9 Rear Boundary Setbacks	Yes	Yes
C4 Stormwater	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
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
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

C4 Stormwater

Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To ensure the appropriate management of stormwater.*

Comment:

The use of an infiltration and dispersal system has been assessed as suitable in this circumstance, subject to conditions for the site topography and the use of a piped easement to transfer roof water and additional runoff should be maintained.

- *To minimise the quantity of stormwater run-off.*

Comment:

The site is permitted to have natural runoff from grassed / garden areas as natural overland flow and Development Engineering support the use of an infiltration system since the down slope owner has denied access for the use of an easement for roof water and similar hard surface areas to take the water directly to Parr Parade stormwater connection.

- *To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.*

Comment:

The OSD Technical Specification includes various options to dispose of water and applicant should select the most efficient, reliable and serviceable method for the long term however in this case the use on an easement to transfer water has been denied and therefore the next suitable option is for an onsite absorption and dispersal system which has been designed by a suitably qualified engineer.

- *To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).*

Comment:

The use of an easement will require compliance with modified conditions of consent as per Council Engineering assessment since a piped system direct to Council's connection in Parr Parade has been denied.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WDCP 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.

C6 Building over or adjacent to Constructed Council Drainage Easements

Development Consent No.DA2019/1369 was granted for the construction of a new dwelling and swimming pool. The consent was issued on 29 April 2020. The applicant had proposed to dispose of collected stormwater into Parr Avenue via a proposed drainage easement over No. 16 Parr Avenue. Since approval the owners of No.16 Parr Avenue have now indicated that they do not consent to the easement over their property (letter supplied) after previously a letter agreeing to the easement had been provided which supported condition 1. Condition 1 is no longer achievable due to previous acceptance now being declined.

The Consent was issued as a 'Deferred Commencement Consent' with Condition 1 as follows:

Deferred Commencement

"1. Stormwater Drainage Easement

As the natural fall of the land is towards the rear of the site the disposal of stormwater drainage is to be in accordance with the drainage plan submitted by Michal Korecky. The easement is to be created under Sections 88B and/or 88K of the Conveyancing Act 1919. The applicant must provide Council with evidence of the created easement on title in order to activate the consent.

Stormwater drainage plans are to be submitted to Council for written approval detailing disposal of stormwater from the site in accordance with Council's Water Management Policy.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties."

The modification proposal seeks to delete condition 1, in favour of standard conditions for an on-site stormwater disposal and absorption / dispersal system. The design of the on-site system is detailed on submitted plans as a A Stormwater Management Proposal has been prepared by *Bekker Engineers Design Buro Pty Ltd*, Project No. 63908 and dated 8/10/2021. In accordance with Council's policies an Infiltration Report has been prepared by White Geotechnical Group.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WDCP 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 to delete the deferred commencement requirement.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2021

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- 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. Mod2021/0831 for Modification of Development Consent DA2019/1369 granted for dwelling house and swimming pool on land at Lot 6 DP 13900, 139 Headland Road, NORTH CURL CURL, subject to the conditions printed below:

A. Modify the Notice of Determination "DETERMINATION - APPROVED - DEFERRED COMMENCEMENT CONSENT" details, to read as follows:

DETERMINATION - APPROVED

Made on (Date)	29/04/2020
Consent to operate from (Date):	16/12/2021
Consent to lapse on (Date):	16/12/2026

B. Delete Condition No.1 - Stormwater Drainage Easement.

For the avoidance of doubt, the consent no longer involves a deferred commencement condition.

C. Add Condition No. 2A Modified Plans 'Modification Approved Plans and Documents' to read as follows:

2A. Modification Approved Plans and Documents

The development must be carried out in compliance (except as amended by any other condition of consent) with the Approved Plans and Supporting Documentation referred to in Condition 2, as modified by the following:

a) Modification Approved Plans

Engineering Plans		
Drawing No.	Dated	Prepared By
63908 SW01 Rev. A Stormwater drainage roof and ground floor plans	8.10.2021	BEKKER Engineering Design
63908 SW02 Rev. A Stormwater drainage details	8.10.2021	BEKKER Engineering Design

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

D. Modify Condition No.7 On-site Stormwater Detention Details, to read as follows:

7. On-site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WATER MANAGEMENT FOR DEVELOPMENT POLICY, and generally in accordance with the concept drainage plans prepared by BEKKER Engineering Design, drawing number 63908 SW01 - SW02, Rev A dated 8 Oct 2021.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

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

Signed



Alex Keller, Planner

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



Rebecca Englund, Acting Development Assessment Manager