

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2021/0860
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Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 9 DP 3742, 16 Fairlight Crescent FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent REV2019/0032 granted for construction of a dwelling house including a swimming pool
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:	Alexandra Claire Rees
Applicant:	Simon Geoffrey Vaughan

Application Lodged:	11/11/2021
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	22/11/2021 to 06/12/2021
Advertised:	Not Advertised
Submissions Received:	2
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The proposed modification works to the approved REV2019/0032 comprise of the following:

Basement Level

- New partition walls to create a smaller storeroom, a new bathroom, and a mudroom;
- Replacement of the gym to a rumpus with a new wet bar;
- New glass louvers to replace air grille on the east facade;
- Relocation of bin storage to outdoor planter box;
- Relocation of lift shaft and addition of ventilation shaft;
- Relocation of door from store room to boat storage;
- Change plant room to bike store;

Ground Floor Level

- WG08 & WG11: Change from highlight window to a vertically proportioned size with opaque glass;
- Replacement of outdoor wood burner fireplace to BBQ area;
- Relocation of window between hallway and outdoor area;
- Replacement of indoor wood burner fireplace to gas fireplace;
- Relocation of lift shaft and addition of ventilation shaft;

First Floor Level

- Extension of terrace by 600mm on north facade;
- Alteration to stair layout; and
- Relocation of lift shaft.

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 - 3.4.2 Privacy and Security

SITE DESCRIPTION

Property Description:	Lot 9 DP 3742 , 16 Fairlight Crescent FAIRLIGHT NSW 2094
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the northern side of Fairlight Crescent.</p> <p>The site is regular in shape with a frontage of 15.24m along</p>

Fairlight Crescent and a depth of 40.3m. The site has a surveyed area of 613.2m².

The site is located within the R1 General Residential zone from MLEP 2013 and is currently under construction of a dwelling house including a swimming pool approved under REV2019/0032.

The site slopes from the northern end of the property to the southern end (front) approximately 3.5m.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by residential development typically single and multi dwelling residential development.

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:

CDC2018/0312

Complying Development Certificate for Demolition of existing single storey house and driveway. Approved on 11 April 2018 by External Private Certifying Authority.

DA2018/1634

Development Application for Construction of a dwelling house including a swimming pool. Refused on 3 April 2019 by Northern Beaches Local Planning Panel.

REV2019/0032

Review of Determination of Application DA2018/1634 for construction of a dwelling house including a swimming pool.

Approved on 2 October 2019 by Northern Beaches Local Planning Panel.

CC2021/0348

Construction Certificate for Construction of a dwelling house including a swimming pool.

Approved on 23 March 2021 by External Private Certifying Authority.

NOC2021/0496

Notice of Commencement for Construction of a dwelling house including a swimming pool.

Dated 25 March 2021 by External Private Certifying Authority.

Application History

Following the preliminary assessment of the application, Council requested that the applicant submit amended master plans to demonstrate compliance with Clause 4.4 Floor Space Ratio of Manly Local Environmental Plan 2013 (MLEP 2013). Additionally, further information was required to highlight all modifications from the approved REV2019/0032 stamped plans. Further details regarding the replacement of the wood fireplace located in the living room to the proposed gas fireplace were required for Council's Environmental Health Officer.

Amended plans were subsequently submitted that demonstrated compliance with Clause 4.4 of MLEP 2013 and specifications of the gas fireplace were provided. The amended plans constituted a reduced environmental impact and therefore, the application was not required to be re-notified, in accordance with the Northern Beaches Community Participation Plan (CPP). Notwithstanding the provisions of the CPP, Council's Assessment Planner informed the two (2) objectors of the amended plans via written email correspondence.

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 REV2019/0032, 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

Section 4.55(1A) - Other Modifications	Comments
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 works include works that are considered to be of minimal environmental impact that do not alter the approved building envelope or building footprint.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under REV2019/0032 for the following reasons:</p> <ul style="list-style-type: none"> The proposed works are considered to be substantially the same and involve amendments to the works approved under REV2019/0032.
<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 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.</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>See discussion on "Notification & Submissions Received" in this report.</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	Manly 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. Additional information was requested in relation to amendment plans to demonstrate compliance with Clause 4.4 Floor Space Ratio of Manly Local Environmental Plan 2013 and all modifications from the approved REV2019/0032 stamped plans were requested to be highlighted. Additionally, the specifications of the proposed gas fireplace in replacement of the wood fireplace were required for Council's Environmental Health Officer. Subsequently, the applicant provided amended plans and specifications of the gas fireplace.</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 clause is not relevant to this application.</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/This clause is not relevant to this application.</p>

Section 4.15 'Matters for Consideration'	Comments
	<p>Clause 98 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>Clause 143A 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 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 22/11/2021 to 06/12/2021 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 2 submission/s from:

Name:	Address:

Name:	Address:
Mrs Ann Gillian Anstee	3 / 14 Fairlight Crescent FAIRLIGHT NSW 2094
Mr Ian David Watson	18 Fairlight Crescent FAIRLIGHT NSW 2094

The following issues were raised in the submissions and each have been addressed below:

- **Floor Space Ratio**
- **Privacy**

The matters raised within the submissions are addressed as follows:

- **Floor Space Ratio**

Comment: A submission has raised concerns regarding the floor space ratio and the increase of gross floor area. During Council's preliminary assessment it was noted that the calculations of the gross floor area were incorrect. The applicant subsequently provided a set of amended plans to include the ground floor staircase and details highlighting a reduction in gross floor area due to the relocation of the lift shaft. The submitter was notified via written email correspondence with the amended plans.

It is correct that the building envelope and floor area has not altered, however as there has been a change of use from the bike storage room to a mud room and bathroom the included gross floor area that contributes to the floor space ratio has altered. Additionally, the alterations on the plans include the relocation of the lift shaft that has resulted in a reduction of the gross floor area.

The floor area that is included as gross floor area is outlined under the Dictionary of Manly Local Environmental Plan 2013 and states the following:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

Under Clause 4.5 of Manly Local Environmental Plan 2013 the definition of floor space ratio is as follows:

(2) Definition of **"floor space ratio"** The floor space ratio of buildings on a site is the ratio of the

gross floor area of all buildings within the site to the site area.

Therefore, as the previous room use of the mudroom and bathroom was for bike storage this was excluded in the gross floor area calculation as outlined under (i) of the gross floor area definition. Therefore, whilst the building footprint and floor area has not been modified the use of the rooms has been altered, and the mudroom and bathroom are included as gross floor area as outlined in the definition, subsequently altering the floor space ratio. Overall, the relocation of the lift shaft has resulted in a an overall reduction of FSR compared to the approved FSR under REV2019/0032.

- **Privacy**

Comment: A submission has raised concerns in relation to privacy impacts (acoustic and visual) to the adjoining property at No.18 Fairlight Crescent from the proposed 600mm northern terrace extension. The proposal has been assessed against the privacy provisions under Clause 3.4.2 of the Manly DCP in this report. In summary, a condition has been imposed for the provision of a privacy screen along the western edge of the northern terrace to the height of 1.7m from finished floor level. Therefore, with the imposed condition the proposal complies with the relevant provisions and underlying objectives under Clause 3.4.2 of the Manly DCP. This matter is addressed in further detail under Clause 3.4.2 of this report.

Concluding Comment

In summary, the concerns raised have been addressed and do not warrant the refusal of the proposed application.

REFERRALS

Internal Referral Body	Comments
Environmental Health (Solid Fuel/Oil Heater)	<p>General Comments</p> <p>Although not clearly addressed, the BBQ adjacent to the pool area, appears to be gas or electric and as such no objection is raised provided the exhaust from the range hood is NOT directed towards any windows on the adjoining dwelling.</p> <p>Importantly the "wood fire place" shown on plan will need to comply with Australian Standards and require the flue to extend above the height of adjacent unit windows and to be 6m minimum clear of the neighbouring building to minimise nuisance.</p> <p>Recommended conditions are provided below .</p> <p>Updated information received 12.01.22 from applicant. Solid fuel heater deleted from the outdoor area and the internal heater will be gas.</p> <p>On this basis we have no objections or conditions.</p>
NECC (Development Engineering)	Development Engineering has no objection to the application.

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.1252557S dated 29 October 2021).

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

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	8.47m	unaltered	-	Yes
Floor Space Ratio	FSR: 0.6:1 (367.92m ²)	FSR: 0.6:1 (367.80m ²)	FSR: 0.6:1 (367.40m ²)	-	Yes

Compliance Assessment

Clause	Compliance with Requirements
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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
6.2 Earthworks	Yes
6.4 Stormwater management	Yes
6.8 Landslide risk	Yes
6.9 Foreshore scenic protection area	Yes
6.12 Essential services	Yes

Manly Development Control Plan

Built Form Controls

There are no proposed changes to the Built Form Controls approved under REV2019/0032.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
3.1 Streetscapes and Townscapes	Yes	Yes
3.1.1 Streetscape (Residential areas)	Yes	Yes
3.4 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
3.8 Waste Management	Yes	Yes
3.10 Safety and Security	Yes	Yes
4.1 Residential Development Controls	Yes	Yes
4.1.3 Floor Space Ratio (FSR)	Yes	Yes
4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)	Yes	Yes
5 Special Character Areas and Sites	Yes	Yes
5.4.1 Foreshore Scenic Protection Area	Yes	Yes

Detailed Assessment

3.4.2 Privacy and Security

Description of non-compliance

Under Clause 3.4.2.2 Balconies and Terraces of the MDCP 2013, the requirements include the following:

- a) Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.*
- b) Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.*

The approved northern terrace under REV2019/0032 proposes an extension of width by 600mm. To mitigate any overlooking any unreasonable privacy impacts to the adjoining neighbours at No.18 Fairlight Crescent a condition has been imposed for a privacy screen along the western terrace edge to height of 1.7m from finished floor level.

Merit consideration:

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

Objective 1) To minimise loss of privacy to adjacent and nearby development by:

- *appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings;*
- *mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.*

Comment: The proposed terrace is located 2.8m from western boundary line that is considered to be sufficient physical separation that would not result in any unreasonable acoustic impacts from the use of the terrace. With the imposed condition the privacy screen will mitigate any unreasonable visual privacy concerns to the adjoining property at No.18 Fairlight Crescent.

Objective 2) To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.

Comment: The proposal as amended via the imposed condition will not comprise access to light and air and provide a balanced outlook from the rumpus room.

Objective 3) To encourage awareness of neighbourhood security.

Comment: The proposed terrace extension is located at the rear of the subject site and will compromise existing casual surveillance of the street from the property.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2021

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Manly Local Environment Plan;
- Manly Development Control Plan; and
- Codes and Policies of Council.

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

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

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Inconsistent 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. Mod2021/0860 for Modification of Development Consent REV2019/0032 granted for construction of a dwelling house including a swimming pool on land at Lot 9 DP 3742,16 Fairlight Crescent, 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
Proposed Basement Plan - DA03, Issue 10	12 January 2022	Vaughan Architects
Proposed Ground Floor & Swimming Pool Plan - DA04, Issue 10	12 January 2022	Vaughan Architects
Proposed First Floor Plan - DA05, Issue 10	12 January 2022	Vaughan Architects
North & South Elevations - DA07, Issue 9	26 October 2021	Vaughan Architects
East & West Elevations - DA08, Issue 10	12 January 2022	Vaughan Architects
Sections - DA09, Issue 9	26 October 2021	Vaughan Architects
Swimming Pool/Basement Rumpus Sections - DA10, Issue 9	26 October 2021	Vaughan Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.1252557S)	29 October 2021	Vaughan Architects
Geotechnical Report	23 February 2021	DJB Group

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

B. Add Condition 8A - Amendments to the approved plans to read as follows:

The following amendments are to be made to the approved plans:

- A privacy screen measuring 1.7m in height from finished floor level is required along the 600mm western edge of the northern first floor terrace.

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.

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

Signed



Stephanie Gelder, Planner

The application is determined on 19/01/2022, under the delegated authority of:



Rebecca Englund, Manager Development Assessments