

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

<b>Application Number:</b>	Mod2020/0451
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<b>Responsible Officer:</b>	Adam Urbancic
<b>Land to be developed (Address):</b>	Lot 2 DP 11936, 31 Woodbine Street NORTH BALGOWLAH NSW 2093
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0841 granted for alterations and additions to a dwelling house including swimming pool
<b>Zoning:</b>	Warringah LEP2011 - Land zoned R2 Low Density Residential
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Paul Hull
<b>Applicant:</b>	Rich Carr Architects

<b>Application Lodged:</b>	17/09/2020
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Residential - Alterations and additions
<b>Notified:</b>	24/09/2020 to 08/10/2020
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	0
<b>Clause 4.6 Variation:</b>	Nil
<b>Recommendation:</b>	Approval

### PROPOSED DEVELOPMENT IN DETAIL

The modification application seeks consent for modifications to development consent DA2020/0841 granted for alterations and additions to a dwelling house including a swimming pool, specifically the relocation of the approved 30kL swimming pool and paved surround to the south-eastern corner of the rear yard.

### 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 - B9 Rear Boundary Setbacks

Warringah Development Control Plan - D1 Landscaped Open Space and Bushland Setting

Warringah Development Control Plan - D15 Side and Rear Fences

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 2 DP 11936 , 31 Woodbine Street NORTH BALGOWLAH NSW 2093
<b>Detailed Site Description:</b>	<p>The subject site consists of one (1) allotment located on the southern side of Woodbine Street.</p> <p>The site is irregular in shape with a frontage of 12.98m along Woodbine Street and an average depth of 43.77m. The site has a surveyed area of 533.7m<sup>2</sup>.</p> <p>The site is located within the R2 Low Density Residential zone and accommodates a one (1) and two (2) storey weatherboard dwelling house with a metal roof located towards the street frontage.</p> <p>The site has an overall slope of 4.97% and falls 2.26m from the north-western corner of the site to the south-eastern corner of the site.</p> <p>The site contains a number of small trees and shrubs within the rear yard, as well as a large area of turf.</p> <p><b>Detailed Description of Adjoining/Surrounding Development</b></p> <p>Adjoining and surrounding development is characterised by one (1) and two (2) storey dwelling houses of varying architectural styles within a landscaped setting to the south, east and west of the site. A three (3) storey shop-top</p>

housing development and a one (1) storey commercial development are located to the north of the site across Woodbine Street.

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:

### 21 February 1992

Building Certificate 81/92 for a brick and aluminium clad dwelling with tile and metal roof together with an attached single garage was issued.

### 14 April 1994

Building Application 545/94 for the erection of an addition to a dwelling was granted consent.

### 18 January 2008

Development Application DA2007/0795 for an upper storey addition to an existing dwelling including an extension to the existing garage was granted consent.

### 17 June 2010

Tree Application DA2010/0919 for the removal of a Peppermint Gum (*Eucalyptus nicholli*) within the rear yard was granted consent.

### 24 August 2020

Development Application DA2020/0841 for alterations and additions to a dwelling house including swimming pool was granted consent.

## 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 DA2020/0841, 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><b>Yes</b></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"> <li>• the modified development requires a similar amount of earthworks;</li> <li>• the modified development does not require the removal of any significant trees or vegetation; and</li> <li>• the modified development does not impact upon any other natural features of the site.</li> </ul>
(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 DA2020/0841 for the following reasons:</p> <ul style="list-style-type: none"> <li>• the size of the swimming pool is the same as that originally approved;</li> <li>• the location of the swimming pool is similar to that originally approved; and</li> <li>• there are no adverse amenity impacts to adjoining and surrounding properties as a result of the modified development.</li> </ul>
<p>(c) it has notified the application in accordance with:</p> <p>(i) the regulations, if the regulations so require,</p>	<p>The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.</p>



Section 4.55(1A) - Other Modifications	Comments
or  (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.	No submissions were received in relation to this application.

#### Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 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)(iiia) – 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)	<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.  <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

Section 4.15 'Matters for Consideration'	Comments
	<p>is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&amp;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&amp;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&amp;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&amp;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&amp;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&amp;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>
<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>	<p>(i) <b>Environmental Impact</b> 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> <p>(ii) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b> The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
<p>Section 4.15 (1) (c) – the suitability of the site for the development</p>	<p>The site is considered suitable for the proposed development.</p>
<p>Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs</p>	<p>See discussion on “Notification &amp; Submissions Received” in this report.</p>
<p>Section 4.15 (1) (e) – the public</p>	<p>No matters have arisen in this assessment that would justify the</p>

Section 4.15 'Matters for Consideration'	Comments
interest	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 24/09/2020 to 08/10/2020 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the relevant Development Control Plan.

As a result of the public exhibition of the application Council received no submissions.

## REFERRALS

Internal Referral Body	Comments
Landscape Officer	<p>The plans indicate relocation of the pool to accommodate the existing sewer main location.</p> <p>No objections are raised to the proposed modification. Existing conditions are considered still relevant and applicable.</p>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	<p>The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice for works within proximity of existing electrical network assets (overhead powerlines). These recommendations will be included as a condition of consent.</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 (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 proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice for works within proximity of existing electrical network assets (overhead powerlines). These recommendations will be included as a condition of consent.

### 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	1.67m	2.33m	N/A	Yes

#### Compliance Assessment

Clause	Compliance with Requirements



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
B3 Side Boundary Envelope	4m (E)	Within envelope	Within envelope	Yes
	4m (W)	Within envelope	Within envelope	Yes
B5 Side Boundary Setbacks	0.9m (E)	Nil to Paving	Nil to Paving	N/A (allowable as an exception)
		2.05m to Swimming Pool Coping	2.2m to Swimming Pool Coping	Yes
	0.9m (W)	4.9m to Paving	4.89m to Paving	Yes
		5.95m to Swimming Pool Coping	6.09m to Swimming Pool Coping	Yes
B7 Front Boundary Setbacks	6.5m	25.86m to Paving	31.67m to Paving	Yes
		26.97m to Swimming Pool Coping	32.76m to Swimming Pool Coping	Yes
B9 Rear Boundary Setbacks	6m	6.47m to Paving	Nil to Paving	No
		6.92m to Swimming Pool Coping	1.27m to Swimming Pool Coping	No
D1 Landscaped Open Space and Bushland Setting	40% (213.48m <sup>2</sup> )	37.96% (202.59m <sup>2</sup> )	37.29% (199.03m <sup>2</sup> )	No

### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
B9 Rear Boundary Setbacks	No	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	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	No	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
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D15 Side and Rear Fences	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	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**

Despite the proposed paving surrounding the swimming pool abutting the eastern side boundary, the paving is not more than 1m above ground level (existing) and is therefore allowable as an exception under this control. This is consistent with the assessment of the originally proposed development.

#### **B9 Rear Boundary Setbacks**

##### Description of non-compliance

The modified development provides a nil setback to the paving surrounding the swimming pool and a 1.27m setback to the swimming pool coping when measured from the rear boundary.

The control requires a 6m rear boundary setback.

##### 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 opportunities for deep soil landscape areas are maintained.*

Comment:

The modified development ensures that opportunities for deep soil landscape areas are maintained within the rear yard and within the prescribed rear boundary setback area on the western side of the swimming pool.

- *To create a sense of openness in rear yards.*

Comment:

The modified development creates a sense of openness in the rear yard by maintaining an in-ground swimming pool and paved surround close to existing ground level, therefore limiting the visual bulk of the development.

- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*

Comment:

The modified development preserves the amenity of adjacent land, particularly in relation to privacy between buildings, by locating the swimming pool close to existing ground level and adjacent to the solid portion of the northern wall of the adjoining property at 60 Bangaroo Street.

- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*

Comment:

Although the modified location of the swimming pool is not entirely consistent with the location of existing swimming pools on adjoining and surrounding properties, the modified development retains a portion of the prescribed rear boundary setback area as landscaped open space, which is consistent with the existing pattern of development, therefore, it is considered that the modified development maintains the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

- *To provide opportunities to maintain privacy between dwellings.*

Comment:

The modified development does not involve any works to the existing dwelling house other than the construction of an in-ground swimming pool and paved surround, which as above, provides opportunities to maintain privacy by locating the swimming pool and the paved surround close to existing ground level.

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 section 5(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

## **D1 Landscaped Open Space and Bushland Setting**

### Description of non-compliance

The modified development provides 37.29% or 199.03m<sup>2</sup> of the site area as landscaped open space, which is a reduction of 0.67% or 3.56m<sup>2</sup> of the approved landscaped open space under the original development consent.

The control requires 40% or 213.48m<sup>2</sup> of the site area to be provided as landscaped open space.

### Merit consideration

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

- *To enable planting to maintain and enhance the streetscape.*

#### Comment:

As per the originally proposed development, the modified development is restricted to the rear yard and all existing areas of landscaped open space within the front yard are to be retained to enable planting to maintain and enhance the streetscape.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

#### Comment:

As per the originally proposed development, the modified development retains all existing vegetation on the site, with limited earthworks required for the swimming pool and paving, therefore conserving and enhancing indigenous vegetation, topographical features and habitat for wildlife on the site.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

#### Comment:

As per the originally proposed development, the modified development provides for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the swimming pool within the rear yard.

- *To enhance privacy between buildings.*

#### Comment:

As per the originally proposed development, the swimming pool is substantially located in-ground and the relocation of the swimming pool closer to the rear boundary does not result in any unreasonable privacy impacts, therefore, it is considered that the design of the swimming pool enhances both visual and acoustic privacy between buildings, without the need for screen planting.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment:

As per the originally proposed development, the modified development accommodates appropriate outdoor recreational opportunities that meet the needs of the occupants by retaining the existing rear deck for entertainment purposes, as well as incorporating the swimming pool and large areas of turf in the rear yard for general recreation, children's play and the like.

- *To provide space for service functions, including clothes drying.*

Comment:

As per the originally proposed development, the modified development provides space for service functions, including clothes drying, in the rear yard.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment:

As per the originally proposed development, the modified development retains an adequate amount of landscaped open space to facilitate water management, including infiltration of stormwater, and does not require on-site detention.

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.

## **D15 Side and Rear Fences**

The architectural plans submitted with the modification application indicate that the existing fencing adjacent to the swimming pool along the eastern side boundary and the southern rear boundary are to be extended to a height of 1.8m to comply with the relevant standards for pool safety fencing. A condition was included with the original development consent requiring all works, including any required pool safety fencing, to be wholly located within the boundaries of the subject site, as consent from the owners of the adjoining properties has not been provided. This condition remains relevant to the modified development.

## **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 2019**

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. Mod2020/0451 for Modification of Development Consent DA2020/0841 granted for alterations and additions to a dwelling house including swimming pool on land at Lot 2 DP 11936,31 Woodbine Street, NORTH BALGOWLAH, 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

s96 1051, Site Analysis Plan & Calcs, Issue A	8 September 2020	Rich Carr Architects Pty Ltd
s96 1101, Plan, Section & Landscape Plan, Issue A	8 September 2020	Rich Carr Architects Pty Ltd

Engineering Plans		
Drawing No.	Dated	Prepared By
s96 1901, Sediment Control & WMP, Issue A	8 September 2020	Rich Carr Architects Pty Ltd

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

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

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	19 October 2020

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

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

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

**Signed**



**Adam Urbancic, Planner**

The application is determined on 20/10/2020, under the delegated authority of:



**Lashta Haidari, Acting Development Assessment Manager**