

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2025/0211
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Responsible Officer:	Ryan Fehon
Land to be developed (Address):	Lot 13 DP 758566, 142 Melwood Avenue KILLARNEY HEIGHTS NSW 2087
Proposed Development:	Modification of Development Consent DA2023/0827 granted for Construction of a carport, swim spa and deck
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
Applicant:	David Albert Barda

Application Lodged:	27/05/2025
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	05/06/2025 to 19/06/2025
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

This application seeks the Modification of Development Consent DA2023/0827, which was granted for construction of a carport, swim spa and deck.

This application proposes the following changes to the originally approved consent:

- Alteration of carport slab levels/RLs for driveway access.
- Roof level of carport increased.
- Internal vertical clearance of carport reduced.
- Front setback reduced on approved.
- Carport moved towards southeastern side boundary.
- First floor walkway moved to south.

- 1.6m high privacy screen added to entryway at the end of walkway.
- A new small pergola above walkway entry.

These works proposed as part of this Modification application have not commenced prior to this assessment.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - B5 Side Boundary Setbacks

Warringah Development Control Plan - B7 Front Boundary Setbacks

Warringah Development Control Plan - E10 Landslip Risk

SITE DESCRIPTION

Property Description:	Lot 13 DP 758566 , 142 Melwood Avenue KILLARNEY HEIGHTS NSW 2087
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Detailed Site Description:	The subject site consists of one (1) allotment located on the southwestern side of Melwood Avenue, Killarney Heights. The site is irregular in shape with a surveyed area of 699.5m². The site is located within the R2 Low Density Residential zone and accommodates a two-storey dwelling house. The site has a south-westerly aspect with a moderately significant slope of an average 14 degrees, falling down from the frontage on Melwood Avenue towards the rear boundary. The site has a significant rock outcrop at the rear. Adjoining and surrounding development is characterised by other one to two-storey detached dwelling houses.
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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:

- **DA2006/0743** - Rear Deck Conversion of Garage Into Living Area With Internal Stairs New Driveway and Retaining Wall (Approved)
- **DA2023/0827** - Construction of a carport, swim spa and deck (Approved). This is the parent consent of this Modification application.
- **DA2024/1281** - Alterations and additions to a dwelling house (Approved).

A site visit confirms the works sought under this modification application have not commenced.

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 DA2023/0827, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55 (2) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55 (2) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The consent authority can be satisfied that the development to which the consent as modified relates is substantially the same as the development for which the consent was originally granted under DA2023/0827 for the following reasons: • The changes are minor, with small amendments being made to the approved structures rather than additional structures being proposed. • The most noticeable changes include the pergola structure and privacy screen, however these are considered to enhance the structures approved under DA2023/0827 and do not substantially change their operation. • The amendments to the carport and boardwalk structures are considered minor, as the overall bulk and scale of these structures remains unchanged. The slight positional amendments do not provide any additional environmental impacts on the subject site or surrounding sites.

Section 4.55 (2) - Other Modifications	Comments
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	Development Application DA2023/0827 did not require concurrence from the relevant Minister, public authority or approval body.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, 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	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, and the Northern Beaches Community Participation Plan.
(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 a modification application made under Section 4.55 (2) 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 consent authority must also take into consideration the reasons given by the consent authority

for the grant of the consent that is sought to be modified.

Section 4.15(1) is addressed in the table below.

The reasons given by the consent authority for the grant of the consent that is sought to be modified is discussed as follows:

Comment on reasons for determination of DA2023/0827

This assessment of DA2025/0827 took into consideration the submitted plans, Statement of Environmental Effects, and all other documentation supporting the application and public submissions. The assessment determined that the application did not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation. It was considered that the proposed development satisfied the appropriate controls and that all processes and assessments had been satisfactorily addressed.

The reasons for the granting of the original consent have been considered in the assessment of this modification application. The proposed changes will result in a modified development that will not conflict with the original reasons for the granting of consent.

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

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	Part 4, Division 2 of the EP&A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of the original consent. Clause 29 of the EP&A Regulation 2021 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application. Clauses 36 and 94 of the EP&A Regulation 2021 allow Council to request additional information. Additional information was requested in relation to development engineering comments. See the Referrals section of this report. Clause 61 of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 2001: The Demolition of Structures. This matter has been addressed via a condition of the original consent. Clauses 62 and/or 64 of the EP&A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application. Clause 69 of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of the original consent. Clause 69 of the EP&A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of the original consent.
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	(i) Environmental Impact 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. (ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (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.

Section 4.15 'Matters for Consideration'	Comments
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 application has been publicly exhibited from 05/06/2025 to 19/06/2025 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

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

REFERRALS

Internal Referral Body	Comments
Landscape Officer	The application is for modification to development consent DA2023/0827. The proposed amendments will not change the landscape outcome approved in DA2023/0827, and as such the original conditions remain. No further conditions are imposed.

Internal Referral Body	Comments
NECC (Development Engineering)	Comments 20/8/2025 The amended driveway long section plans prepared by Geoff Hopkins by have been reviewed and are supported . No objections to the proposed modification subject to conditions. Comments 8/8/2025 The new driveway grades have been reviewed ,whilst they are better the engineer has graded part of the carport at 12.5% and this does not comply with Australian standards for off street carparking. It is suggested t that for the shortest drive way gradients to comply the finished floor level of the carport slab is to be raised to RL =180.3 AHD. (up 200mm). The amended driveway gradients are not supported. Comments 31/07/25. The submitted driveway long sections have been reviewed and longsection 1 is not supported as the grades to the proposed carport slab exceed the maximum allowable and transition grades as allowed by the Australian/NZ Off street carparking standard AS/NZS 2890.1 2004. It is recommended that the carport slab be raised to comply with the requirements of the Australian/standard. Previous comments The proposed modification has been reviewed and further information in relation to the driveway access is required as follows: 1) Driveway longsections are to be provided for the LHS and RHS of the proposed driveway demonstrating vehicle access compliance in relation to Councils standard vehicle crossing profiles and the Australian standard for off street carparking AS/NZS 2890.1 2004 . 2) The driveway longsections are to be prepared by a suitably qualified engineer.

External Referral Body	Comments
Ausgrid - SEPP (Transport and Infrastructure) 2021, s2.48	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. These recommendations will be included as a condition of consent.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council

Policies have been considered in the merit assessment of this application.

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

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

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

SEPP (Transport and Infrastructure) 2021

Ausgrid

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who raised no objections, subject to conditions which have been included in the recommendation of this report.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

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	3.8m (carport / accessway) 7.9m (covered rear deck)	3.84m - (carport / accessway) No change 5.39m - top of pergola to paved terrace RL	N/A N/A N/A	Yes Yes Yes

Compliance Assessment

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

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B1 Wall height	7.2m	2.3m	2.6m (carport) 2.45m (new pergola structure)	Yes
B3 Side Boundary Envelope	4m (North)	Inside	Inside	Yes
	4m (South)	Inside	Inside	Yes
B5 Side Boundary Setbacks	0.9m (North)	0.6m (rear deck) 6.9m (carport)	No change 6.55m (carport)	Yes Yes
	0.9m (South)	1.1m (pool/deck) 7m (carport)	No change 7.25m (carport)	Yes Yes
B7 Front Boundary Setbacks	6.5m	3.6m (44.6% variation)	3.4m (47.69% variation)	No - see discussion
B9 Rear Boundary Setbacks	6m	8.3m	Unchanged - all works in the front boundary area	Yes
D1 Landscaped Open Space and Bushland Setting	40%	278.4m ² or 40%	No change	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	No	Yes
B9 Rear Boundary Setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B5 Side Boundary Setbacks

The side boundary setbacks are unchanged from the consent of DA2023/0827.

While there was a 33% variation, a detailed assessment was undertaken and the non-compliance was approved on its merit.

B7 Front Boundary Setbacks

Description of non-compliance

There is a proposed front setback non-compliance of the carport structure is 47.69%, with a measurement of 3.4m. The **B7 Front Boundary Setbacks** control of the Warringah Development Control Plan 2011 requires structures to be setback 6.5m from the front boundary. The proposal, while it does not comply with the numerical requirement of the control, complies with the objectives of the control.

A merit assessment has been undertaken below to clarify the compliance of the proposal with each individual objective of the control.

Merit consideration:

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

- *To create a sense of openness.*

Comment:

An adequate sense of openness is maintained as part of this application. The site experiences a large drop from the front boundary to the numerically non-compliant garage structure. This structure is not readily visible from the streetscape, meaning openness is maintained as part of this application.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

Comment:

The visual continuity and pattern of buildings and landscape elements on the streetscape of Melwood Avenue, Killarney Heights, remains unaffected by this application. The carport structure is situated well below street level, meaning the scale of the dwelling remains unaffected. The carport structure is not readily visible from the street.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

Comment:

The proposed carport will enhance the visual quality of the streetscape and nearby public spaces. The carport allows for off-street parking, reducing clutter on the street.

- *To achieve reasonable view sharing.*

Comment:

Views in the surrounding locality are not affected by this application.

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.

E10 Landslip Risk

White Geotechnical Group provided additional comments on this modification application. These comments (J4510A) dated 12 May 2025 will be included in a condition of this consent.

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 2024

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- 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. Mod2025/0211 for Modification of Development Consent DA2023/0827 granted for Construction of a carport, swim spa and deck on land at Lot 13 DP 758566, 142 Melwood Avenue, KILLARNEY HEIGHTS, subject to the conditions printed below:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-532167 - Mod2025/0211	The date of this notice of determination	Modification of Development Consent DA2023/0827 granted for Construction of a carport, swim spa and deck ADD Condition 1A - Modification of Consent - Approved Plans and supporting documentation ADD Condition 2A - Modification of Consent - Compliance with Other Department, Authority or Service Requirements ADD Condition 8A - Off Street Parking Design

Modified conditions

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
L-01	I	Site Plans	SiteDesign + Studios	11/04/2025

L-02	I	Waste Management Site Plan	SiteDesign + Studios	11/04/2025
L-04	I	Planting Plan (Rear Yard)	SiteDesign + Studios	11/04/2025
L-05	I	Planting Plan (Front Yard)	SiteDesign + Studios	11/04/2025
L-06	I	Section A	SiteDesign + Studios	11/04/2025
L-07	I	Elevation B	SiteDesign + Studios	11/04/2025
L-08	I	Elevation C	SiteDesign + Studios	11/04/2025
L-09	I	Elevation D	SiteDesign + Studios	11/04/2025
L-10	I	Section E (Carport)	SiteDesign + Studios	11/04/2025
L-11	I	Elevation F (Carport)	SiteDesign + Studios	11/04/2025
L-12	I	Elevation G (Carport)	SiteDesign + Studios	11/04/2025
L-13	I	Elevation H (Carport)	SiteDesign + Studios	11/04/2025
L-14	I	Elevation I (Street Elevation)	SiteDesign + Studios	11/04/2025

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Report - Geotechnical	J4510A	White Geotechnical Group	12 May 2025
Report - Arboricultural	-	Growing My Way Tree Consultants	13 May 2025
Engineering Plans - Driveway	JOB NO 93750 - Revision B	Geoff Hopkins and Associates	30 June 2025

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Add Condition 2A - Modification of Consent - 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
Ausgrid	AusgridReferral Response

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website 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.

C. Add Condition 8A - Off Street Parking Design to read as follows:

The proposed driveway grades and the carport finished levels are to be in accordance with the engineering plans prepared by Geoff Hopkins and Associates JOB NO 93750 Rev B dated 30/6/2025. The carport finished level is RL 108.3m AHD.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

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

Signed



Ryan Fehon, Planner

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



Claire Ryan, Acting Development Assessment Manager