

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2023/0180
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Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 41 DP 22361, 7 Ruskin Rowe AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage
Zoning:	C4 Environmental Living
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	Yes
Owner:	Andrew Michael Earl Verity Jaye Earl
Applicant:	Rama Architects Pty Ltd

Application Lodged:	14/04/2023
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	24/04/2023 to 08/05/2023
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The Modification Application seeks approval to modify development consent DA2020/1393 (as modified by MOD2022/0610) for demolition works and construction of a new dwelling, pool house/studio and garage at 7 Ruskin Rowe Avalon.

Specifically, the Modification Application proposes modifications to conditions 11A and 11B of the Development Consent, which provide:

11 A. External Colours - Roof to read as follows: The proposed roof colour is to be retained as Woodland Grey and plans are required to be updated to show this change. Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority. Reason: Maintenance of the significance of the Ruskin Rowe Heritage Conservation Area.

11 B. External Colours - Roof to read as follows: The proposed weatherboard cladding colour is not supported. The cladding colour must be amended to Dulux 'Woodland Grey', 'Sage Green', 'New England Stone' or equivalent. Details of the colour are to be submitted to Council's Heritage Officer for approval prior to the issuing of the construction certificate. Plans are then to be updated including the amended colour. Details demonstrating compliance with this condition must be submitted to the Principal Certifying Authority. Reason: Maintenance of the significance of the Ruskin Rowe Heritage Conservation Area.

The Modification Application proposes the amendment of condition 11A to change the proposed roof colour from Woodland Grey to 'Prefa Black Grey' and the amendment of condition 11B to change the proposed colour of the weatherboard cladding from Dulux 'Woodland Grey', 'Sage Green', 'New England Stone' or equivalent to 'Dulux Domino'.

Application History

Concerns were raised in the Heritage Referral Comments regarding the proposed external colours. Following discussions with Council's Heritage Officer and the applicant, an agreement was reached for the roof colour to be 'Prefa Black Grey' and the weatherboard cladding colour to be 'Dulux Western Myall'. Amended plans were provided including the external colour change and amended landscaping.

As the amendments resulted in a lesser environmental impact, the application was not required to be re-notified in accordance with Council's Community Participation Plan.

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

Pittwater 21 Development Control Plan - B1.1 Heritage Conservation - Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014

SITE DESCRIPTION

Property Description:	Lot 41 DP 22361 , 7 Ruskin Rowe AVALON BEACH NSW 2107
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Detailed Site Description:

The subject site consists of one (1) allotment located on the south-eastern side of Ruskin Rowe.

The site is irregular in shape with a frontage of 32.5m along Ruskin Rowe and a depth of between 71.4m and 82.79m. The site has a surveyed area of 2351m².

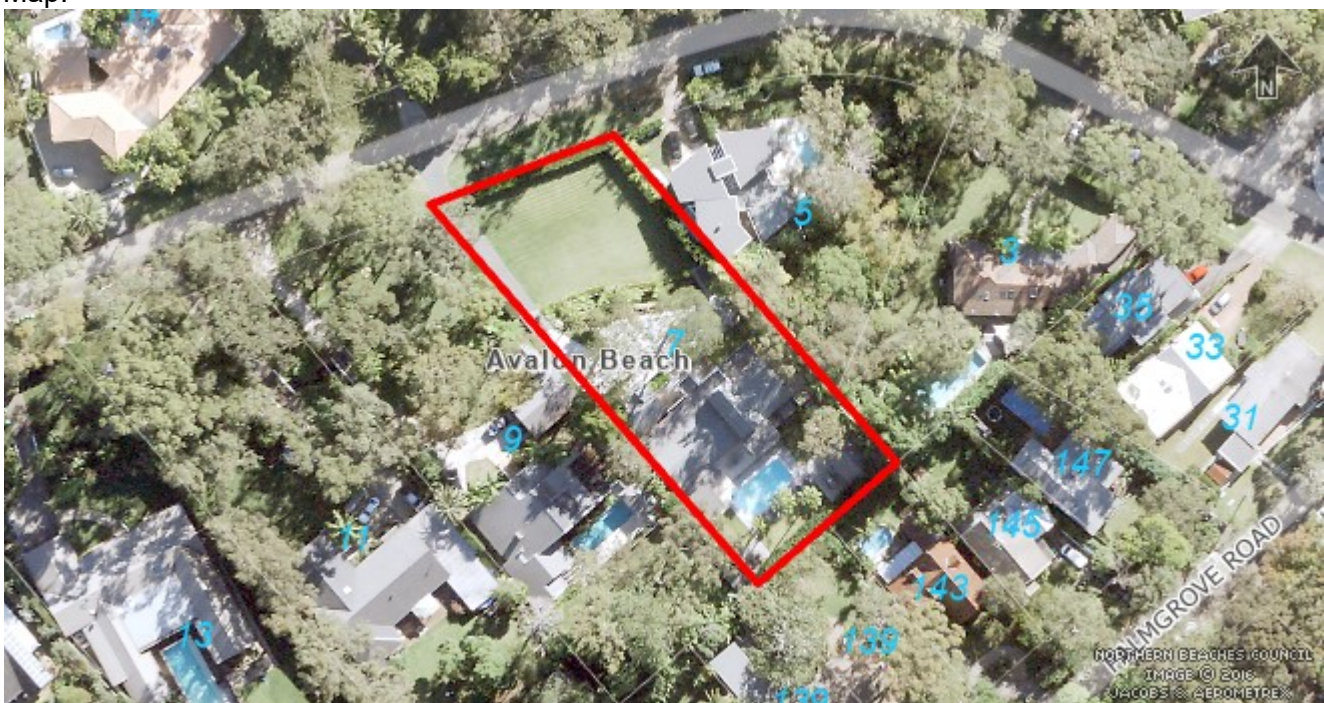
The site is located within the C4 Environmental Living Zone under the PLEP 2014 and is within the Ruskin Rowe Heritage Conservation Area.

The site is relatively flat and there are no known threatened species on the site.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by low density one and two storey dwellings within landscape settings.

Map:



SITE HISTORY

The land has been used for residential purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

- **DA2020/1393** - Development application for Demolition works and construction of a new dwelling, pool house/studio and garage. Approved 21 May 2021.
- **Mod2022/0610** - Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage. Approved 28 February 2023.

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 DA2020/1393, 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	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons: • The proposal does not alter the built form of the previously approved development. • The proposal does not generate additional environmental impacts.
(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	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 DA2020/1393 for the following reasons: • The proposal remains for the construction of a new dwelling, pool house/studio and garage. • The built form of the development remains the same.
(c) it has notified the application in accordance with:	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
(i) the regulations, if the regulations so require,	

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	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 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	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 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 2021 (EP&A Regulation 2021)	<u>Part 4, Division 2</u> 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 consent. <u>Clauses 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. Additional information was requested in relation to external colours. <u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent. <u>Clauses 62</u> and/or 64 of the EP&A Regulation 2021

Section 4.15 'Matters for Consideration'	Comments
	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 of consent. <u>Clause 69</u> 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 consent. <u>Clause 69</u> 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 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 Pittwater 21 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 (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 24/04/2023 to 08/05/2023 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
Strategic and Place Planning (Heritage Officer)	HERITAGE COMMENTS
	Discussion of reason for referral
	The proposal has been referred to Heritage as the subject property is within a heritage conservation area
	Ruskin Rowe Heritage Conservation Area
	Details of heritage items affected
	<u>Statement of significance:</u> The Ruskin Rowe Heritage Conservation Area is significant in the evolution and pattern of the history of New South Wales for its design principles and patterns that are still clearly legible. The street is named after Harry Ruskin Rowe, a prominent Sydney architect who subdivided the area in 1950. Rowe's vision was to create a special subdivision with large lots in which vegetation would dominate over houses. This area represents the most "pure" example of the character of residential developments which were occurring in the Avalon area after WWII. Ruskin Rowe has research potential for its innovative subdivision design and is also scientifically significant due to the low density nature of the area and the retention of a wide range of fauna, including koalas, bandicoots and native birds. <u>Physical description:</u> The first section of Ruskin Rowe runs southwest from Avalon Parade to Elouera Road, then continues for a short distance west before curving again to the southwest and continuing in that direction, terminating in a loop at its southern end. The original subdivision lots are arranged on either side of this central thoroughfare and are long rectangular parcels with houses set well back from the street with a mix of sweeping lawns, remnant native trees and in many cases dense landscaping. The relatively few lots subdivided since 1950 are battleaxe subdivisions of some of the earlier lots.
	Other relevant heritage listings
	SEPP (Biodiversity) No

Internal Referral Body	Comments		
	and Conservation) 2021		
	Australian Heritage Register	No	
	NSW State Heritage Register	No	
	National Trust of Aust (NSW) Register		
	RAIA Register of 20th Century Buildings of Significance	No	
	Other	No	
	Consideration of Application		
	The proposal seeks consent to change the roof from colourbond to aluminium and the colour to Prefa Black Grey as well as change the external wall cladding colour to black Dulux Domino. This seeks to amend two conditions Heritage placed on the previous Modification Mod2022/0610 to make sure that the dwelling's external presentation reflected the Ruskin Rowe Heritage Conservation Area. Heritage may vary the colour controls of the Pittwater 21 DCP to ensure appropriate colours and materials are applied to heritage. In this regards a black and dark grey colour scheme is not appropriate for the conservation area and the colours should more appropriately reflect its desired heritage character . Therefore Heritage is not satisfied with the proposed black and dark grey colours. However Heritage is happy to remove its two previous conditions and instead condition that the external materials and colours be provided to Heritage for approval prior to the issuing of a modified construction certificate. Colours that should be presented to Heritage in a revised schedule should be warm greys that pick up green and brown elements to reflect the landscape intention of the Ruskin Rowe estate. Therefore Heritage recommends approval subject to one condition. Consider against the provisions of CL5.10 of PLEP. Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? A short statement has been provided Comments on Amended Plans 19 July 2023 The proposed roof material and colour, being Prefa Black Grey has been accepted on the proviso that the exterior wall colour is a warm grey with hints of brown or green which reflect the landscape setting.		

Internal Referral Body	Comments
	The amended exterior wall colour, being Dulux Western Myall, is supported as it has warm undertones with a slight hint of brown.

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 (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. 1381237S dated 22 March 2023).

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

Commitment	Required Target	Proposed
Water	40	40
Thermal Comfort	Pass	Pass
Energy	50	51

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

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.

Pittwater Local Environmental Plan 2014

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	8.5m	Unaltered	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
4.3 Height of buildings	Yes
5.10 Heritage conservation	Yes
5.21 Flood planning	Yes
7.1 Acid sulfate soils	Yes
7.2 Earthworks	Yes
7.6 Biodiversity protection	Yes
7.10 Essential services	Yes
Schedule 5 Environmental heritage	Yes

Pittwater 21 Development Control Plan

Built Form Controls

Built Form Control	Requirement	Approved	Proposed	Complies
Front building line	6.5m	36.4m	Unaltered	Yes
Rear building line	6.5m	6.5m	Unaltered	Yes
Side building line	North - 2.5m	2.5m	Unaltered	Yes
	South - 1m	1.0m	Unaltered	Yes
Building envelope	North - 3.5m	Within Envelope	Unaltered	Yes
	South - 3.5m	Within Envelope	Unaltered	Yes
Landscaped area	60%	65%	Unaltered	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.1 Avalon Beach Locality	Yes	Yes
B1.1 Heritage Conservation - Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Yes	Yes
B3.11 Flood Prone Land	Yes	Yes
B4.6 Wildlife Corridors	Yes	Yes
B6.1 Access driveways and Works on the Public Road Reserve	Yes	Yes
B6.2 Internal Driveways	Yes	Yes
B6.3 Off-Street Vehicle Parking Requirements	Yes	Yes
B6.7 Transport and Traffic Management	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes
B8.4 Construction and Demolition - Site Fencing and Security	Yes	Yes
C1.1 Landscaping	Yes	Yes
C1.2 Safety and Security	Yes	Yes
C1.3 View Sharing	Yes	Yes
C1.4 Solar Access	Yes	Yes
C1.5 Visual Privacy	Yes	Yes
C1.6 Acoustic Privacy	Yes	Yes
C1.7 Private Open Space	Yes	Yes
C1.12 Waste and Recycling Facilities	Yes	Yes
C1.13 Pollution Control	Yes	Yes
C1.14 Separately Accessible Structures	Yes	Yes
C1.17 Swimming Pool Safety	Yes	Yes
C1.23 Eaves	Yes	Yes
C1.25 Plant, Equipment Boxes and Lift Over-Run	Yes	Yes
D1.1 Character as viewed from a public place	Yes	Yes
D1.4 Scenic protection - General	Yes	Yes
D1.5 Building colours and materials	Yes	Yes
D1.8 Front building line	Yes	Yes
D1.9 Side and rear building line	Yes	Yes
D1.11 Building envelope	Yes	Yes
D1.14 Landscaped Area - Environmentally Sensitive Land	Yes	Yes

Detailed Assessment

B1.1 Heritage Conservation - Heritage items, heritage conservation areas and archaeological

sites listed in Pittwater Local Environmental Plan 2014

Clause B1.1 (Heritage Conservation - Heritage items, Heritage Conservation Areas and Archaeological Sites listed in Pittwater Local Environmental Plan 2014) of the PDCP provides:

'The existing street pattern that reflects the original subdivision pattern of the estates is to be retained. Development is to respond to the established development patterns of the area as displayed by the subdivision layout, and front and side setbacks. Distinctive characteristics of the streetscapes including fitting into the unique topography, leafy quality and garden settings is to be retained. No new intrusive changes or elements will be permitted in the heritage conservation areas, including high, visually impenetrable front fences, painting of face brick façades, removal of original detailing, or unsympathetic alterations and additions. Development must minimise the visual impact on the surroundings, in particular the landscaped setting'.

The Ruskin Rowe conservation area has aesthetic significance in that the vegetated character of the subdivision requires for houses to be designed to integrate so as to recede into this context through the use of appropriate design and external presentation. As such, development should provide external colours that pick up green and brown elements to reflect the landscape intention of the Ruskin Rowe estate.

While the colour 'Prefa Black Grey' is quite a dark finish, it is only used for the roof and will not be of significant visual impact. The colour 'Dulux Western Myall' pulls warm grey and brown tones and is a suitable finish for the weatherboard cladding providing a contrast to the roof colour.

As such, the proposed colour scheme is considered acceptable for the heritage conservation area.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2022

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

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

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- Pittwater Local Environment Plan;
- Pittwater 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. Mod2023/0180 for Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage on land at Lot 41 DP 22361,7 Ruskin Rowe, AVALON BEACH, 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-320630 Mod2023/0180	The date of this notice of determination	Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage. Amend Condition 11A Amend Condition 11B
PAN-277367 Mod2022/0610	28 February 2023	Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage. Add Condition 11A Add Condition 11B Add Condition 28A Delete Condition 28B

		Add Condition 31A Add Condition 31B Amend Condition 8 Amend Condition 11 Insert additional conditions Insert deleted conditions Insert amended conditions
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Modified conditions

A. Condition 1 is amended to the extent as follows:

Condition No.1 - Approved Plans and supporting Documentation

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
DA-001 Rev A - Site Plan	13 July 2023	Rama Architects
DA-100 Rev A - Ground Floor General Arrangement Plan	13 July 2023	Rama Architects
DA-101 Rev A - First Floor General Arrangement Plan	13 July 2023	Rama Architects
DA-300 Rev A - Elevation Sheet 01	13 July 2023	Rama Architects
DA-301 Rev A - Elevation Sheet 02	13 July 2023	Rama Architects
DA-400 Rev A - Section Sheet 01	13 July 2023	Rama Architects
DA-401 Rev A - Section Sheet 02	13 July 2023	Rama Architects
DA-800 Rev A - Pool Details Sheet	13 July 2023	Rama Architects
Externa Finishes	-	Rama Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1381237S	22 March 2023	Rama Architects Pty Ltd

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
DA-500 Rev A - Landscape Plan	13 July 2023	Rama Architects

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

B. Modify Condition 11A. External Colours - Roof to read as follows:

11A. External Colours – Roof

The proposed roof colour is to be 'Prefa Black Grey' as indicated on the approved plans.

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

Reason: Maintenance of the significance of the Ruskin Rowe Heritage Conservation Area.

C. Modify Condition 11B. External Colours – Roof to read as follows:

11B. External Colours – Walls

The proposed weatherboard cladding walls are to be painted in 'Dulux Western Myall' as indicated on the approved plans.

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

Reason: Maintenance of the significance of the Ruskin Rowe Heritage Conservation Area.

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

Signed



Olivia Ramage, Planner

The application is determined on 19/07/2023, under the delegated authority of:



Adam Richardson, Manager Development Assessments