

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2020/0308
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Responsible Officer:	Kent Bull
Land to be developed (Address):	Lot 1 DP 543829, 29 Finian Avenue KILLARNEY HEIGHTS NSW 2087
Proposed Development:	Modification of Development Consent DA2017/1144 granted for alterations and additions to a dwelling house, including a swimming pool
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Brian Leonard Fairweather Kathleen Elizabeth Fairweather
Applicant:	Brian Leonard Fairweather

Application Lodged:	14/07/2020
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	24/07/2020 to 07/08/2020
Advertised:	Not Advertised
Submissions Received:	1
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The application seeks the modification of Development Consent DA2017/1144 granted for alterations and additions to a dwelling house, including a swimming pool.

In particular, the works include:

1. Removal of proposed North-East facing windows W2 and W4 to Upper level Main Bedroom
2. Change of external cladding from vertical board placement to horizontal and incorporating a solid balustrade to the upper Terrace.
3. Modifications to Ground level Pool Cabana, incorporating removal of proposed window W8 and replacing with a solid core external door to South-East Elevation.

4. Modification to layout of Ground Level Laundry and Shower room.
5. Modifications to proposed Swimming Pool, incorporating change from an in-situ concrete shell to a preformed fibreglass shell.
6. Modifications to Paving and Landscape areas adjacent to proposed pool, incorporating a minor increase in the proposed soft Landscape area calculations.

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 - D1 Landscaped Open Space and Bushland Setting
Warringah Development Control Plan - D8 Privacy

SITE DESCRIPTION

Property Description:	Lot 1 DP 543829 , 29 Finian Avenue KILLARNEY HEIGHTS NSW 2087
Detailed Site Description:	The subject site is known as 29 Finian Avenue, Killarney Heights, and is legally referred to as Lot 1 in DP 543829. The subject site is a corner allotment located on the corner of Finian Avenue and Ballyshannon Road. The site adjoins No. 32 Ballyshannon Road and No. 27 Finian Avenue along the southern and eastern site boundaries respectively. The site is irregular in shape with a total area of 701.9m². The frontage to Finian Avenue is 11.28m and the secondary frontage to Ballyshannon Road is 32.9m. The site has a splayed frontage to the intersection of Finian Avenue and Ballyshannon Road of 6.465m. The site is generally flat with no discernable slope across the property.

The site is located within the R2 Low Density Residential zone and accommodates a two storey brick dwelling with established landscaping.

The site is mapped within Council's Landslip Risk Map and the Northern Beaches Bush Fire Prone Land Map 2020.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by one and two storey dwellings, of varying ages and architectural styles within landscaped 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:

22 March 2018

Development Application No. DA2017/1144 for the alterations and additions to a dwelling house, including a swimming pool was granted consent by Council.

APPLICATION HISTORY

6 August 2020

Site inspection undertaken by the assessment officer. Property owners present at the time of the inspection.

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 DA2017/1144, 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 changes to removed two north-east windows from the upper level main bedroom, the provision of a solid cladded balustrade to the upper terrace, the removal of the spa as well as the internal changes are seen overall to have a lesser impact than that approved under the original application. The alterations do not result in an increase building footprint and are not considered to result in additional amenity impacts for neighbouring properties.
(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 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 DA2017/1144 for the following reasons: The modified proposal specifically relates to minor changes to the approved swimming pool, pool cabana and upper floor main bedroom area. These changes are seen to be substantially the same as that approved under the original application, as the proposed works specifically relate to areas of the property previously subject to DA2017/1144.
(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 2000,

Section 4.55(1A) - Other Modifications	Comments
(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	Warringah Local Environment Plan 2011 and Warringah Development Control 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.	See discussion on "Notification & Submissions Received" in this report.

Section 4.15 Assessment

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

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

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for residential purposes for an extended period of time. The proposed development retains the residential use of the site, and is not considered a contamination risk.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<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.

Section 4.15 'Matters for Consideration'	Comments
	<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. <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 providing an addendum to the Geotechnical and Bushfire Reports. <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. <u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition in the original consent. <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. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent. <u>Clause 143A</u> 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.
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 (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 'Matters for Consideration'	Comments
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 classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection.

A Bush Fire Report was submitted with the application that included a letter (prepared by Planning for Bushfire Protection (Ron Coffey), dated 23/08/2020) stating that the development conforms to the relevant specifications and requirements within Planning for Bush Fire Protection. The recommendations of the Bush Fire Report have been included as conditions of consent.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 24/07/2020 to 07/08/2020 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 process council is in receipt of 1 submission/s from:

Name:	Address:
Mr Robert Lepre	6 The Scarp Street CASTLECRAG NSW 2068

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

- Visual Privacy of Upper Floor between 29 Finian Avenue and 27 Finian Avenue**

Comment:

A submission was received from the neighbouring property owners of 27 Finian Avenue, Killarney Heights raising concern with the privacy impact resulting from the location of the upper floor bedroom at 29 Finian Avenue. Consideration has been given that changes as part of this modification application result in an improvement to the privacy arrangement than that approved under the original application. Such measures to improve privacy include the removal of two north facing windows (W2 and W4) as well changing the balustrade from being clear glazed to being of solid cladding. As such, the modification application is seen to reflect a better visual privacy outcome than that which currently exists or if the original application was to be unchanged. See further discussion under Part D8 Privacy of the Warringah DCP.

REFERRALS

Internal Referral Body	Comments
NECC (Development Engineering)	Development Engineering raises 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. A275192_04, dated 26 June 2020).

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

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:

A referral to Ausgrid was not considered necessary for this application.

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	2.7m	Unchanged, however measurement to the top of the wall of the main bedroom is 5.9m	-	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
5.8 Conversion of fire alarms	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	2.5m	5.9m (to top of Main Bedroom wall)	Yes
B3 Side Boundary Envelope	4m (North)	Complies	Unchanged	Yes
	4m (South)	No change	Unchanged	Yes
B5 Side Boundary Setbacks	0.9m (East)	1.1m Pool/Spa 1.6m Pool Cabana 8.7m Garage	1.14m (Pool) 1.5-2.4m (Pool Cabana) 1.1-1.4m (Upper Floor Balastrade) 3.18m (Upper Floor Main Bedroom)	Yes
	0.9m (South)	1.8m New Window (W8) 1.7m New	1.8m to New Door (replacing W8) 1.7m (New Window -	Yes

		Window (W9)	W9)	
B7 Front Boundary Setbacks	6.5m	2m-7.1m Garage 14.8m Window (W10)	Unchanged	Yes
B7 Secondary Front Boundary Setbacks	3.5m	2m (Garage)	Unchanged	Yes
D1 Landscaped Open Space and Bushland Setting	40%	37% (265sqm)	35.5% (249m ²)	No

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	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	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	No	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	No	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

Clause	Compliance with Requirements	Consistency Aims/Objectives
E10 Landslip Risk	Yes	Yes

Detailed Assessment

D1 Landscaped Open Space and Bushland Setting

Description of non-compliance

Requirement: 40% of site area (280.76m²)

Approved: 37% (265m²)

S4.55 (1A) Proposed: 35.5% (249m²)

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:

The proposed modifications do not seek a reduction to areas available on site for landscape plantings. Rather, the changes see a reduction to the the overall surface area of the swimming pool/spa, which, under the Warringah DCP are included as part of the landscape open space. It is therefore considered that the resultant development will continue to enable plantings to maintain and enhance the streetscape.

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

Comment:

The modifications are not seen to impact upon the matters identified under this objective. The provision for compensatory plantings were enforced as part of the development consent for which this application relates. As such, the proposal is considered to conserve and enhance indigenous vegetation, topographical features and habitat for wildlife on 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:

The proposed modification are not seen to conflict within the existing provision of landscaping works required under the development consent. It is considered that the resultant landscape open space dimensions are sufficient to allow for the mitigation of the perceivable height, bulk and scale of the proposal.

- To enhance privacy between buildings.*

Comment:

Consideration has been given to further opportunities to enhance privacy through landscaping, in particular between 29 Finian Avenue and 27 Finian Avenue. An assessment in this regard has identified that the area between stairs to the upper floor terrace and the shared boundary is occupied with a narrow access path. Further, the provision for screen plantings within this area would be unlikely to achieve an enhancement from a first floor level.

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

Comment:

The proposed modification do not reduce areas for outdoor recreation. It is therefore considered that the resultant development will accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.

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

Comment:

The site will retain satisfactory space for service functions, including clothes drying.

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

Comment:

The site will retain its ability to adequately facilitate water management.

Based on the above, the proposed modifications are considered acceptable on merit and consistent with the objectives of the clause in this particular instance.

D8 Privacy

Merit consideration:

The proposed modifications changes to the upper floor area marked "Main Bed" and to the upper floor terrace area. Whilst the proposal seen to the technically non-complaint with this requirements of this control which aim to limit overlooking towards neighbouring private opens spaces, consideration has been given that the existing building configuration of both 27 Finian Avenue and 29 Finian Avenue currently results in overlooking (Figure 1). Further, the proposed modifications are seen to enhance privacy through the deletion of two windows (W2 and W4) and changing the balustrade from being clear glazed (Figure 2) to being of solid cladding (Figure 3). The provision for a fixed privacy screen along the north-eastern edge of the terrace is considered undesirable as it would likely impact upon the internal amenity that currently exists for the occupants of the subject site.



Figure 1: Existing north-eastern outlook from the upper floor of 29 Finian Avenue looking towards 27 Finian Avenue.

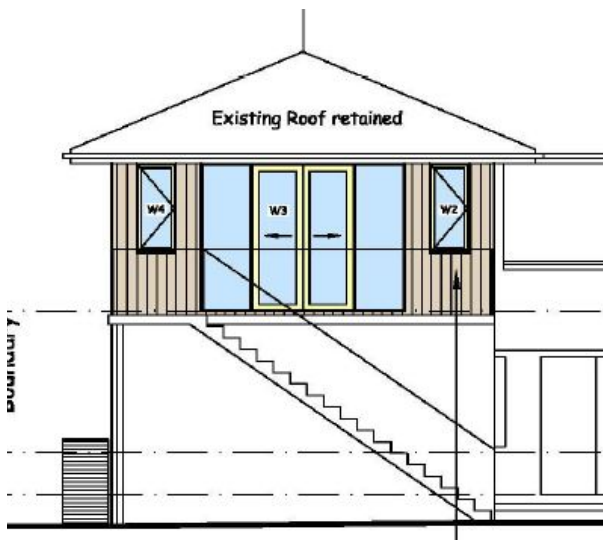


Figure 2: North Eastern Elevation as approved under development consent no. DA2017/1144.

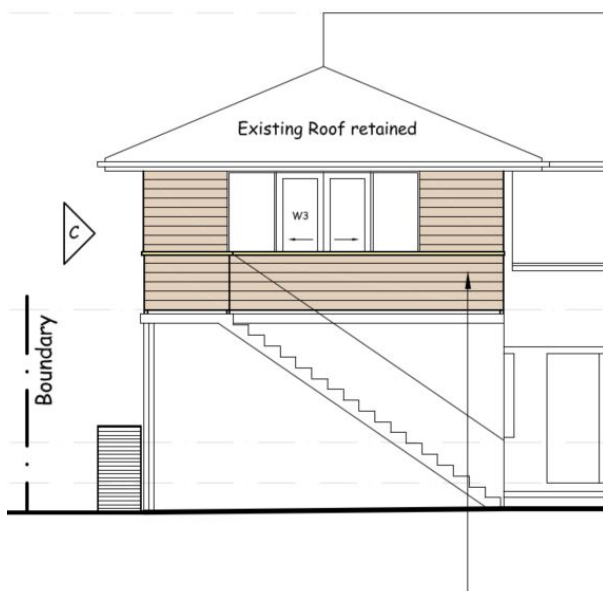


Figure 3: North Eastern Elevation as proposed under the subject modification application no. Mod2020/0308.

The development is considered against the underlying Objectives of the Control as follows:

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*

Comment:

As previously discussed, the modified design to the upper floor is seen to provide a higher level of visual privacy for the occupants of the subject site and for neighbours.

- *To encourage innovative design solutions to improve the urban environment.*

Comment:

The proposal is seen to incorporate design solutions to improve the urban environment through the deletion of north-eastern windows and the change to a solid balustrade that assists to avoid overlooking towards the rear yard of 27 Finian Avenue.

- *To provide personal and property security for occupants and visitors.*

Comment:

Through the proposed changes limiting the extent of glazed areas along the north-eastern elevation, the resultant development is seen to provide for greater personal and property security for occupants and visitors.

Based on the above, the proposed modifications are considered acceptable on merit and consistent with the objectives of the clause in this particular instance.

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. Mod2020/0308 for Modification of Development Consent DA2017/1144 granted for alterations and additions to a dwelling house, including a swimming pool on land at Lot 1 DP 543829, 29 Finian Avenue, KILLARNEY HEIGHTS, 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
S2, Rev. B (Site Plan)	26/06/20	Sally Gardner Design and Draft
A1, Rev. B (Proposed Upper Floor Plan)	26/06/20	Sally Gardner Design and Draft
A2, Rev B (Proposed Ground Floor Plan)	26/06/20	Sally Gardner Design and Draft
A4, Rev. C (Elevations - Sheet 1 of 2)	26/06/20	Sally Gardner Design and Draft
A5, Rev. C (Elevations - Sheet 2 of 2)	26/06/20	Sally Gardner Design and Draft
A6, Rev. B (Section B-B)	26/06/20	Sally Gardner Design and Draft

A7, Rev B (Proposed Swimming Pool Details)	26/06/20	Sally Gardner Design and Draft
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Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, Ref. A275192_04	26 June 2020	Sally Gardner Design and Draft
Bushfire Addendum Letter, Ref. 893-S4.55	23 August 2020	Planning for Bushfire Protection
Geotechnical Addendum Letter, Ref. J2927	1 September 2020	White Geotechnical Group 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.

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

B. Add Condition 24 under heading "ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES" to read as follows:

Pool Filter Noise

The maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level when measured from any adjoining premises.

Reason: To protect the amenity for adjoining properties.

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

Signed



Kent Bull, Planner

The application is determined on 09/09/2020, under the delegated authority of:



Tony Collier, Acting Development Assessment Manager