

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

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| Application Number: | Mod2023/0604 |
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| Responsible Officer: | Claire Ryan |
| Land to be developed (Address): | <p>Lot 101 DP 1144021, 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>Lot 102 DP 1144021, 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 1 S/P 82884, 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 1 S/P 82884, 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 2 S/P 82884, 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 2 S/P 82884, 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 3 S/P 82884, 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 3 S/P 82884, 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 4 S/P 82884, 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 4 S/P 82884, 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 5 S/P 82884, 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 5 S/P 82884, 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 6 S/P 82884, 6 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 6 S/P 82884, 6 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 7 S/P 82884, 7 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 7 S/P 82884, 7 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 8 S/P 82884, 8 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 8 S/P 82884, 8 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 9 S/P 82884, 9 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 9 S/P 82884, 9 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 10 S/P 82884, 10 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 10 S/P 82884, 10 / 377 - 381 Barrenjoey Road</p> |

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| Proposed Development: | Modification of Development Consent N0599/03 granted for Demolition and construction of a shop top housing development consisting of supermarket, three retail units and 21 residential units and Strata Subdivision. |
| Zoning: | E1 Local Centre |

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| Development Permissible: | Yes |
| Existing Use Rights: | No |
| Consent Authority: | Northern Beaches Council |
| Land and Environment Court Action: | No |
| Owner: | O R Autor Pty Ltd Owners of Strata Plan 82884 |
| Applicant: | Coles Supermarkets Australia Pty Ltd |

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| Application Lodged: | 10/11/2023 |
| Integrated Development: | No |
| Designated Development: | No |
| State Reporting Category: | Refer to Development Application |
| Notified: | 20/11/2023 to 04/12/2023 |
| Advertised: | Not Advertised |
| Submissions Received: | 1 |
| Clause 4.6 Variation: | Nil |
| Recommendation: | Approval |

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks consent to modify Development Consent N0599/03 to as to provide an updated Loading Dock Traffic Management Plan, and include reference to this updated plan in the conditions of consent as necessary. Relevant conditions include:

D62

All deliveries to the loading dock are to occur and be supervised in accordance with the approved Traffic Management Plan for this determination.

D236

The Traffic Management Plan submitted to Council, prepared by Transport and Traffic Planning Associates dated 31 May 2044 shall be implemented for all truck deliveries for the site (other than the supermarket which will be addressed by a future Development Application). A letter confirming that the TMP will be implemented for all the truck deliveries, by persons appropriately trained, prior to occupation.

The proposal seeks to delete Condition D236, stating submission of the Loading Dock Traffic Management Plan via this application satisfies the intention of the condition. The proposal states that D62 is unlikely to require modification, though accepts Council may see fit to modify the condition to make specific reference to the submitted Loading Dock Traffic Management Plan.

There are no physical works proposed under this application. In accordance with *Ku-ring-gai V Buyozo Pty Ltd [2021] NSWCA177* the proposed changes are able to be considered under a modification application, as they are prospective in nature, being for the operation of the development to which the consent relates.

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 - B6.7 Transport and Traffic Management

SITE DESCRIPTION

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| Property Description: | Lot 101 DP 1144021 , 377 - 381 Barrenjoey Road NEWPORT NSW 2106 Lot 102 DP 1144021 , 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 1 S/P 82884 , 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 1 S/P 82884 , 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 2 S/P 82884 , 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 2 S/P 82884 , 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 3 S/P 82884 , 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 3 S/P 82884 , 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 4 S/P 82884 , 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 4 S/P 82884 , 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 5 S/P 82884 , 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 5 S/P 82884 , 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106 LOT 6 S/P 82884 , 6 / 377 - 381 Barrenjoey Road |
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| Detailed Site Description: | <p>The subject site consists of a strata subdivided allotment located on the north-western side of Barrenjoey Road, Newport.</p> <p>The site is irregular in shape with frontages of approximately 36 metres along Barrenjoey Road and approximately 24 metres along Foam crest Avenue, with a maximum depth of approximately 82 metres. The site has a total area of approximately 2,400m².</p> <p>The site is located within the E1 Local Centre zone and accommodates a shop top housing development including a supermarket.</p> <p>The site is relatively level and is almost entirely built-upon containing no significant vegetation or environmental features.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by commercial and residential developments. To the south-east, across Barrenjoey Road, is Newport Beach.</p> |

Map:



SITE HISTORY

The land has been used for residential and commercial purposes for an extended period of time. A search of Council's records has revealed a number of historic applications, including the following (of most relevance to this application):

- N0599/03 for demolition and construction of a shop top housing development consisting of supermarket, three retail units and 21 residential units and strata subdivision was approved on 22 July 2004.
- N0599/03/S96/1 for modification of development consent N0599/03 was approved on 8 August 2005.
- N0599/03/S96/2 for modification of development consent N0599/03 was approved on 15 June 2006.
- N0599/03/S96/3 for modification of development consent N0599/03 was approved on 16 October 2008.
- N0599/03/S96/4 for modification of development consent N0599/03 was approved on 18 October 2012.

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 N0599/03, 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, given it relates to condition changes and enactment of a new Traffic Management Plan only. |
| (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 N0599/03, as it does not alter the approved development other than to introduce an updated Traffic Management Plan. |
| (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 | See discussion on "Notification & Submissions Received" in this report. |

| Section 4.55(1A) - Other Modifications | Comments |
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| by the regulations or provided by the development control plan, as the case may be. | |

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)(iiia) – 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) | <p><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.</p> <p><u>Clause 29</u> 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.</p> <p><u>Clauses 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 2001: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 62 and/or 64</u> 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.</p> |

| Section 4.15 'Matters for Consideration' | Comments |
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| | <p><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 clause is not relevant to this application.</p> <p><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.</p> |
| Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality | <p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p> |
| Section 4.15 (1) (c) – the suitability of the site for the development | The site is considered suitable for the proposed development. |
| Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs | See discussion on “Notification & Submissions Received” in this report. |
| Section 4.15 (1) (e) – the public interest | No matters have arisen in this assessment that would justify the refusal of the application in the public interest. |

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 20/11/2023 to 04/12/2023 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 process council is in receipt of 1 submission/s from:

| Name: | Address: |
|----------------|---|
| Ms Frances Cox | 1 / 8 Foamcrest Avenue NEWPORT NSW 2106 |

One piece of correspondence was received during the notification period. The correspondence queried, concerned that inadequate information had been provided. The Assessing Officer contacted the submitter to explain the proposed modification and the submitter raised no concern.

REFERRALS

| Internal Referral Body | Comments |
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| Building Assessment - Fire and Disability upgrades | There are no objections to approval of the development. |
| Environmental Health (Food Premises, Skin Pen.) | Modifications proposed do not impact food safety therefore no further consideration of food safety is required. Environmental Health recommends approval |
| Landscape Officer | The proposed amendments will not change the landscape outcome approved in N0599/03, and as such the original conditions remain. No further conditions are imposed. |
| NECC (Development Engineering) | No objections to the proposed development. |
| Traffic Engineer | <p>The application is supported on traffic grounds. The updated Loading Dock Traffic Management Plan has been reviewed and addresses the matters arising from Council's previous issues related to the original Traffic Management Plan. The deletion of condition 236 is not supported, but may be updated to read as follows:</p> <p><i>All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Vehicle queuing on public road is not permitted.</i></p> <p><i>Reason: To allow for vehicular access.</i></p> <p><u>Assessing Officer Comment:</u></p> <p>Modification of Condition D62 is recommended, to make reference to the latest Loading Dock Traffic Management Plan.</p> <p>The modification of Condition D236 as recommended by Council's Traffic Engineer is generally agreed with, though the recommended wording has been amended for specificity, as follows:</p> <p><i>All vehicle ingress and/or egress activities for the loading dock are to be undertaken in accordance with the approved Loading Dock Management Plan, prepared by Transport Management Consulting, Version 1.1, dated 20 July 2023. Vehicle queuing on public road is not permitted.</i></p> <p><i>Reason: Safe vehicular access.</i></p> |

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)

Nil

Pittwater Local Environmental Plan 2014

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| 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

There are no applicable Principal Development Standards under Part 4 of the Pittwater Local Environmental Plan 2014 to consider as part of this assessment.

Pittwater 21 Development Control Plan

Built Form Controls

There are no applicable built form controls under Part D10 Newport Locality of the Pittwater 21 Development Control Plan to consider as part of this assessment.

Compliance Assessment

| Clause | Compliance with Requirements | Consistency Aims/Objectives |
|---------------------------------------|------------------------------|-----------------------------|
| B6.7 Transport and Traffic Management | Yes | Yes |

Detailed Assessment

B6.7 Transport and Traffic Management

Assessment of the proposed modifications is provided in the section of this report relating to Council's Traffic Engineer referral.

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. Mod2023/0604 for Modification of Development Consent N0599/03 granted for Demolition and construction of a shop top housing development consisting of supermarket, three retail units and 21 residential units and

Strata Subdivision. on land at Lot 101 DP 1144021,377 - 381 Barrenjoey Road, NEWPORT, Lot 102 DP 1144021,377 - 381 Barrenjoey Road, NEWPORT, LOT 1 S/P 82884,1 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 1 S/P 82884,1 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 2 S/P 82884,2 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 2 S/P 82884,2 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 3 S/P 82884,3 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 3 S/P 82884,3 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 4 S/P 82884,4 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 4 S/P 82884,4 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 5 S/P 82884,5 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 5 S/P 82884,5 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 6 S/P 82884,6 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 6 S/P 82884,6 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 7 S/P 82884,7 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 7 S/P 82884,7 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 8 S/P 82884,8 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 8 S/P 82884,8 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 9 S/P 82884,9 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 9 S/P 82884,9 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 10 S/P 82884,10 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 10 S/P 82884,10 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 11 S/P 82884,11 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 11 S/P 82884,11 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 12 S/P 82884,12 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 12 S/P 82884,12 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 13 S/P 82884,13 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 13 S/P 82884,13 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 14 S/P 82884,14 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 14 S/P 82884,14 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 15 S/P 82884,15 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 15 S/P 82884,15 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 16 S/P 82884,16 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 16 S/P 82884,16 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 17 S/P 82884,17 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 17 S/P 82884,17 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 18 S/P 82884,18 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 18 S/P 82884,18 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 19 S/P 82884,19 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 19 S/P 82884,19 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 20 S/P 82884,20 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 20 S/P 82884,20 / 377 - 381 Barrenjoey Road, NEWPORT, LOT 21 S/P 82884,21 / 377 - 381 Barrenjoey Road, NEWPORT, Lot CP SP 82884,377 - 381 Barrenjoey Road, NEWPORT, 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-385126 Mod2023/0604 | The date of this notice of determination | Modification of conditions of consent. Modified Condition: <ul style="list-style-type: none"> Condition D26 Condition D236 |
| N0599/03/S96/4 | 18 October 2012 | Various minor modifications. |

| | |
|----------------|-----------------|
| N0599/03/S96/3 | 16 October 2008 |
| N0599/03/S96/2 | 15 June 2006 |
| N0599/03/S96/1 | 8 August 2005 |

Modified conditions

A. Modify Condition D62 to read as follows:

All deliveries to the loading dock are to occur and be supervised in accordance with the approved Loading Dock Management Plan, prepared by Transport Management Consulting, Version 1.1, dated 20 July 2023.

Reason: Safe vehicular access.

B. Modify Condition D236 to read as follows:

All vehicle ingress and/or egress activities for the loading dock are to be undertaken in accordance with the approved Loading Dock Management Plan, prepared by Transport Management Consulting, Version 1.1, dated 20 July 2023. Vehicle queuing on public road is not permitted.

Reason: Safe vehicular access.

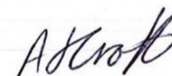
In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Claire Ryan, Principal Planner

The application is determined on 10/01/2024, under the delegated authority of:



Adam Croft, Acting Development Assessment Manager