

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2019/0003
Responsible Officer:	Catriona Shirley
Land to be developed (Address):	Lot 72 DP 841873, 58 Lagoon Street NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2018/1264 granted for Alterations and Additions to a dwelling house
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:	Justin Havelock Sinfield
Applicant:	Justin Havelock Sinfield
Application lodged:	09/01/2019
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	30/01/2019 to 15/02/2019
Advertised:	Not Advertised
Submissions Received:	2
Recommendation:	Approval

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 - D7 Views
Warringah Development Control Plan - D8 Privacy

SITE DESCRIPTION

Property Description:	Lot 72 DP 841873 , 58 Lagoon Street NARRABEEN NSW 2101
Detailed Site Description:	The subject site is identified as Lot 72 in DP 841837 and known as 58 Lagoon Street, Narrabeen. The site is located within the R2 Low Density Residential zone. The site is a battle-axe allotment and is located at the western side of Lagoon Street. The site has an area of 611.6m². The access handle has a street frontage of 3.5m, and the site has a width of approximately 15.6m and a depth of 32.97m. The sites rear boundary fronts Narrabeen Lagoon. The site is currently occupied by a two storey brick dwelling. An attached carport is located adjacent to the dwelling and adjoins the dwelling to the east, No. 58A Lagoon Street. There is no significant vegetation on site. Surrounding sites consist of a mix of one and two storey dwelling houses, residential flat buildings and terrace style houses of various ages.

Map:



SITE HISTORY

A search of Council's records has revealed the following relevant applications:

- Development application DA2018/1264 for the alterations and additions to a dwelling house was approved by Council on the 16/11/2018.
- Application CDC2013/0437 for alterations and additions to an existing dwelling was received by Council on the 16/01/2014.

PROPOSED DEVELOPMENT IN DETAIL

The modifications seeks the approval for the following works:

- Change in the roof pitch from 2 degrees to 15 degree pitch
- Roofing material changed from "Klip-lok" to "Custom-orb" profile
- Internal changes, including the addition of a bathroom, increase size of the motorbike garage and relocate the powderroom into the laundry/storage area

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 DA2018/1264, 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.
(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 DA2018/1264.
(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 2000, 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	None applicable.
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. <u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No Additional information was requested. <u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent. <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.
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

Section 4.15 'Matters for Consideration'	Comments
	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 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 2 submission/s from:

Name:	Address:
Maureen Selina Williamson	7 / 12 Loftus Street NARRABEEN NSW 2101
Gavin David Williamson	7 / 12 Loftus Street NARRABEEN NSW 2101

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

- View Loss

The matters raised within the submission are addressed as follows:

- **Concerns are raised that the proposal will cause unreasonable loss of views from No.7/12 Loftus Street Narrabeen**

Comment:

The submission received from 7/12 Loftus Street Narrabeen, solely objected to the modification on the grounds of view loss. A detailed view loss assessment as per the Planning Principles established in the Land and Environment Court case Tenacity Consulting v Warringah Council is included in this report, under Clause D7 Views, which addresses the above-mentioned concern.

In summary, the modification to the building height, via a change in the roof pitch, does not demonstrate a reasonable sharing of views.

The submission on view loss is concurred with and a accordingly condition has been imposed to delete the proposed change in the roof pitch from the approved plans.

MEDIATION

No requests for mediation have been made in relation to this application.

REFERRALS

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

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 71 - Coastal Protection

The subject site is identified as being located within the Coastal Use Area under the provisions of SEPP (Coastal Management) 2018. Upon review of the application, Council can be satisfied of the matters prescribed by clauses 13, 14 and 15 of this policy.

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application (see Certificate No. A164973_05 and 20 December 2018). The BASIX Certificate is supported by an ABSA Assessor Certificate (see Certificate No. A164973_05 and 20 December 2018).

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

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

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:

The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

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	Complies
Height of Buildings:	8.5m	6.5m	7.5m	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
5.5 Development within the coastal zone	Yes
6.1 Acid sulfate soils	Yes
6.2 Earthworks	Yes
6.3 Flood planning	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	6.2m	7m	Yes
B3 Side Boundary Envelope	4m	Triangle shape encroachment of up to 1.1m	No change	Yes
	4m	No encroachment	No change	Yes
B5 Side Boundary Setbacks	0.9m	1.2m	No change	Yes
	0.9m	7.8m	No change 1.3m additional window	Yes Yes
B9 Rear Boundary Setbacks	6m	14.1m - 15.2m	14.1m additional window	Yes
D1 Landscaped Open Space and Bushland Setting	40%	36.4% (223sqm)	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
B9 Rear Boundary Setbacks	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D6 Access to Sunlight	Yes	Yes
D7 Views	No	No
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E8 Waterways and Riparian Lands	Yes	Yes
E11 Flood Prone Land	Yes	Yes

Detailed Assessment

D7 Views

During the exhibition period of this application, one submission was received from a neighbouring property owner within the residential flat building on the eastern side of Lagoon Street, located to the east of the subject site, in regards to view loss.

The assessment for this modification was undertaken using the photos provided by the owner of 7/12 Loftus Street showing the view to be affected. Photos of the view from inside the objectors property were also obtained via the site visit undertaken by the Planner who assessed the development application in relation to alterations and additions to the dwelling on the front lot, No. 58A.

The relevant part of the submission objecting to view loss reads as follows:

"The latest correspondence.....(names deleted) has lodged a modification to elevate the pitch of the roof on the proposed addition from 2% to 15%. To do so further restricts my view of the Lagoon."

An assessment of the proposal against Council's view sharing controls follows.

Merit consideration

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

- *To allow for the reasonable sharing of views.*

Comment:

In determining the extent of potential view loss to adjoining and nearby properties, the four (4) planning principles outlined within the Land and Environment Court Case of Tenacity Consulting Pty Ltd Vs Warringah Council (2004) NSWLEC 140, are applied to the proposal.

1. Nature of the views affected

"The first step is the assessment of the views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured".

Comment to Principle 1:

As determined in the original application DA2018/1264, the views from the first floor unit at 7/12 Loftus Street are in a west and south-westerly direction and comprise of Narrabeen Lagoon water views, distant land water interface and tree top district views.

The views obtained from the 7/12 Loftus Street are oblique and, for the most part are over the top of neighbouring property roofs and partly obscured by existing vegetation.

The views which will be affected from the proposed modification are a additional portion of Narrabeen Lagoon water which is obtained over the secondary front boundary of the Loftus Street property, the front boundary of Lagoon street and down the side setback area of No.58 Lagoon Street.

2. What part of the affected property are the views obtained

"The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic".

Comment to Principle 2:

The views enjoyed from the first floor residential unit at 7/12 Loftus Street are principally from the dining room and balcony area.

The views from these areas are obtained across the properties secondary front boundary, the front setback area of Lagoon Street and over roof tops. Existing vegetation and power poles and power lines also obscures some sections of the Narrabeen Lagoon view.

The views which are subject to be affected from the proposed development are a small portion of Narrabeen Lagoon water, viewed from the dining room window. This area of view is available from a sitting and standing position.

The ability to maintain this area of Narrabeen Lagoon water views from a sitting and standing position are impacted due to the viewing angle, and the view availability of this area reduces the further into the dwelling it is viewed.

3. Extent of impact

"The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but

in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating”.

Comment to Principle 3:

The change in the roof height will encroach into a small portion of the available view of the Narrabeen Lagoon water from the dining room.

The views from the balcony area will not be impacted from the proposal, as the view from this area is currently obscured by existing trees, telegraph lines and existing rooftops.

A large portion of Narrabeen Lagoon water views, all the existing land and water interface and tree top district views will be retained.

Therefore, the further view impact is ranked as minor to moderate due to the level of impact on the available water view, and the scale of construction into the restricted view line along the side setback area of No. 58 Lagoon Street.

4. Reasonableness of the proposal that is causing the impact

“The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.”

Comment to Principle 4:

The lagoon water views from 7/12 Loftus Street will be impacted by the increase in the building height, from the proposed change in roof pitch. Whilst it is recognised that the modification proposal is fully compliant with respect to the building height, and setbacks controls, the increase in building height of up to 1.0m does give rise to additional view loss which can be avoided.

It is therefore concluded that whilst no breach of the planning controls gives rise to the aforementioned view loss, the maintenance of the previously approved roof design is considered necessary in relation to achieving the objectives of view sharing.

On balance, whilst the proposed modification may improve the amenity for the occupants of the bedroom level of the dwelling, is considered to be a unreasonable and unnecessary change to the approved development due to the consequential impacts on views.

Therefore, the approved roof design is considered to provide a better result in terms of view sharing; by demonstrating a lower building height which increases the retention of lagoon views and increases the view sharing corridor.

The previously approved roof design provides the applicant with the same development potential and amenity but reduces the impact on the view corridors of neighbours and improves the provision of views and without being detrimental to the amenity of the occupants of 58

Lagoon Street.

Accordingly, the modification of the building height via the change in the roof pitch is not supported and should be removed from the list of modifications approved under this modified consent via an appropriate condition.

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

Comment:

The modification proposes an increase in the roof pitch that will result in unnecessary view impacts.

- *To ensure existing canopy trees have priority over views.*

Comment:

There are no large trees within the front setback that create any significant impact on views from properties adjacent the site. The development does not seek the removal of any canopy trees in order to obtain any additional views.

Having regard to the above assessment, it is concluded that the proposed development is inconsistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is not supported in relation to the change in the roof design, in this particular circumstance.

D8 Privacy

Having regard to this localised situation, the assessment of privacy is to be based on the principle of not creating additional impacts on the existing level of privacy between neighbours.

The modification includes the addition of window on the southern elevation.

Therefore, privacy between the subject property and the southern adjoining neighbour will be satisfactorily maintained by the following;

- The use of high sill, windows on the southern elevation;
- Adequate spatial separation between the subject dwelling and the adjoining property to the south (1.3m)
- The intervening side and rear boundary fencing

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly effect 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 Council Contributions Plan 2018

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. Mod2019/0003 for Modification of Development Consent DA2018/1264 granted for Alterations and Additions to a dwelling house on land at Lot 72 DP 841873,58 Lagoon Street, NARRABEEN, 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
Roof Plan A1	21 March 2018	BDA Building Designers
Proposed Ground Floor Plan A3 Rev.B	21 March 2018	BDA Building Designers
East and West Elevations	21 March 2018	BDA Building Designers
North and South Elevations A5 Rev. B	21 March 2018	BDA Building Designers
Sections A6 Rev.B	21 March 2018	BDA Building Designers

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

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

B. Add Condition No.1.B Amendments to the approved modification plans to read as follows:

The following amendments are to be made to the approved modification plans:

- The change in the roof design involving an increase in the pitch from 2 degrees to 15 degrees is not approved and is to be deleted from the approved modification plans.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

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

Signed



Catriona Shirley, Planner

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



Steven Findlay, Manager Development Assessments