

MODIFIED CONDITIONS OF CONSENT:

Modify Conditions 1 and 6 to read:

1. Development is to be in accordance with approved plans

The development is to be in accordance with plans listed below:

Plan No.	Description	Prepared by	Dated:
A-DA-001 Rev 01	Site Plan	CHROFI	22/11/19
A-DA-101 Rev 01	Ground floor plan	CHROFI	22/11/19
A-DA-102 Rev 01	Roof Plan	CHROFI	22/11/2019
A-DA-201 Rev 01	Elevations	CHROFI	22/11/19
20/321-01 Rev B	Landscape Works	Design Team Ink	25/3/2021
20/321-02 Rev B	Landscape Works Layout	Design Team Ink	25/3/2021
20/321-03 Rev B	Landscape Works Schedule	Design Team Ink	25/3/2021
20/321-04 Rev B	Landscape Works Detail	Design Team Ink	25/3/2021

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

The fence shown on the approved Landscape Works plans must be maintained permanently on the site.

6. Detailed Landscaping Plan

The application for a Construction Certificate is to include plans and specifications that indicate the landscaping of the site. Such landscaping plan must incorporate adequate detail to demonstrate compliance with the provisions of Chapter B9 of Development Control Plan 2014. Species identified in Chapter B9 of Development Control Plan 2014 are to be planted wherever possible. The landscaping plan must indicate:

- a) proposed location for planted shrubs and trees;
- b) botanical name of shrubs and trees to be planted;
- c) mature height of trees to be planted;
- d) location of grassed and paved areas;
- e) location of trees identified for retention in the development application plans;
- f) The plan is to be prepared by a suitably qualified landscape architect / architect / ecologist who has appropriate experience and competence in landscaping;
- g) The plan is to be in accordance with the landscape plan prepared by Design Team Ink (Drawings 20/321-02, 03 and 04 Rev B). The gate in the fence shall be of timber construction (similar to the fence) and is to remain closed when not in use;
- h) The log pile adjacent to the neighbours dwelling on Lot 11 DP 585854 No. 113 Kings Road, Federal must be removed and planted out with grass or lawn.

- i) The trees to be planted should be native or endemic rainforest species and include native shrubs or ground cover plantings are to be planted along the earth mounding along the driveway to provide a visual screen to the property to the west.

Such plans and specifications must be approved as part of the Construction Certificate.

Note: Landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bushfire Protection 2006.

Insert the following additional Conditions immediately after existing condition 46:

47. Car Parking adjacent to Western Boundary on the Grass Area

The Grass Area as nominated on Landscape Works Layout Plan No. 20/321-02 near the adjoining dwelling on Lot 11 DP 585854 No. 113 Kings Road, Federal must not be used at any time for car parking purposes for the dual occupancy or any other activities on the property.

48. Car Parking for the existing dwelling house facing Kings Road

The existing garage / car port associated with the existing dwelling house in the approved dual occupancy must be used for parking of resident vehicles at all times.

49. Driveway fence facing the adjacent dwelling

The fence must be Permanently maintained at all times and must not be removed.

STATEMENT OF REASONS

Note: From July 1 2018, Council's are required to give and publicly notify reasons for a range of planning decisions where they are deciding if development should proceed to help community members to see how their views have been taken into account and improve accountability to stakeholders. A statement of reasons for the determination of this application is provided below.

Statement of Reasons

The proposed modifications are minor and substantially the same as the original development approval with no significantly detrimental environmental impacts.

How community views were addressed

The application was publicly notified in accordance with Council's Community Participation Plan. The submission received was considered on merit and addressed during assessment of the application.

To view the considerations, please contact Council to view a copy of the assessment report relating to this application.