

Pasquale Pagliaro
17 Maretimo St
Balgowlah NSW 2093

10 April 2025

The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir,

Statement of Modification
Modification of Development Consent DA219/2016
Torrens Title Land Subdivision
17 Maretimo Street, Balgowlah

On 9th November 2016 development consent DA219/2016 was granted for demolition of the existing garage, removal of trees, construction of a new driveway, four (4) hardstand car parking space, a vehicle turning platform, drainage works and a two (2) lot Torrens Title Land Subdivision.

This document forms a component of an application seeking the modification of the consent pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 (the Act). Modification involving minimal environmental impact, where the development will remain the same as the development that was approved.

Specifically, the application seeks a minor adjustment to:

Condition 24 (5FP01)

All surplus vehicular crossings and/or kerb laybacks must be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.

As a result of discussions held with the Development Engineering Team; this modification is to request the deletion of Condition 24 (5FP01) from DA219/2016, and the equivalent condition added to DA2021/0412. Please refer to Mod2025/0134 - Section 4.55 (1) Modification to correct a minor error, misdescription or miscalculation made in the consent. Modification of Development Consent DA2021/0412 granted for Demolition works and Construction of a dwelling house on proposed Lot 1.

Statement of Modification

Modification of Development Consent DA219/2016 cont...

The reason for this is that the survey mark is currently located on the wing of the original driveway. This survey mark was referred to in establishing the levels for the Works As Executed stormwater plan, the final subdivision plan & S88B. If it is relocated prior to the subdivision registration, all the levels will be incorrect. The current survey mark has also been referred to in the house design & survey reports for the new dwelling on the proposed Lot 1. Relocating the survey mark prior to building commencement will also cause inaccuracies for the new dwelling. We propose to relocate the survey mark at the completion of the construction of the new dwelling on the proposed Lot 1.

The modifications sought will not compromise the subdivision/ future built/ residential amenity outcomes achieved through approval of the original application with this submission demonstrating that the modifications involve minimal environmental impact and that the development as modified represents the same development as that originally approved.

Subject to Council undertaking the appropriate statutory notifications the application is appropriately dealt with by way of Section 4.55(1A) of the Act. The modifications have been found to be acceptable when assessed against the heads of consideration pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act, 1979, as amended and in our opinion, are appropriate for the granting of consent.

Please advise if you require any further information.

Your sincerely

PPagliario

Pasquale Pagliaro
Property owner