

Pasquale Pagliaro
17 Maretimo St
Balgowlah NSW 2093

19 February 2025

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

Dear Sir,

Statement of Modification

Modification of Development Consent DA2021/0412

**Demolition Works and Construction of a dwelling house on proposed Lot 1
17 Maretimo Street, Balgowlah**

On 10 November 2021 development consent DA2021/0412 was granted for Demolition Works and Construction of a dwelling house on proposed Lot 1.

This document forms a component of an application seeking the modification of the Deferred Commencement Consent under Section 4.16(3) of the Environmental Planning and Assessment Act, 1979. Modification involving minimal environmental impact, where the development will remain the same as the development that was approved.

Specifically, the application seeks 2 minor adjustments.

1.

Condition 5.

Policy Controls

Northern Beaches 7.12 Contributions Plan 2021

A monetary contribution of \$7,623.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan 2021. The monetary contribution is based on a development cost of \$762,300.00.

This condition needs to be rectified. It appears to be an administration error and request this condition be deleted. The amount of \$7,623 is not to be charged as a payment of a 7.12 contribution of \$20 000 was made at subdivision stage.

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Modification of Development Consent DA2021/0412

2.

Condition 24 (5FP01) of DA219/2016 to be added to DA2021/0412.

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 Mod2025/0054 - Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2021/0412 granted for Demolition works and Construction of a dwelling house on proposed Lot 1.

The reason for this is that the survey mark is currently located on the wing of the original driveway. The survey mark will be relocated 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 Deferred Commencement Consent under Section 4.16(3) 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

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Pasquale Pagliaro
Property owner