

Memo

Environment

To:	Lashta Haidari , Acting Development Assessment Manager
From:	Julie Edwards, Planner
Date:	23 June 2021
Application Number:	Mod2021/0378
Address:	Lot 80 DP 11784 , 12 Ingleside Road INGLESIDE NSW 2101
Proposed Modification:	Modification of Development Consent DA2020/1574 granted for construction of a dwelling house

Background

The abovementioned development consent was granted by Council on 11/02/2021 for Construction of a dwelling house;

Details of Modification Application

Under Section 4.55(1) of the EPA Act 1979, a consent containing an error or mis-description may be amended. The Northern Beaches Community Participation Plan does not require the notification of Section 4.55(1) modification applications as they are considered to be of minimal environmental impact.

The application seeks to modify condition(s) No.1 Approved Plans and supporting Documentation, which reads as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
29914187 (Sheet 1, 2, 2.1,3, 4, 5, 6,7, 15,16,17,18, and 19)	13/04/20 (Revision H)	Clarendon Homes

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Appraisal and Method Statement	18 November 2020	Naturally Trees
Bushfire Hazard Assessment	08/02/2021	Bushfire Planning & Design
On Site Wastewater Assessment	6 November 2020	Southeast

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

c) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	27 November	-

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

Consideration of error or mis-description

The applicant is seeking to modify Condition 1(a) to include the Landscape Plans. A review of the applicant's request has identified that an administrative error was made in the formulation of the Notice of Determination for DA2020/1574 which excluded the landscape plans from condition 1. Approved Plans and Supporting Documentation.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 4.55(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2021/0378 for Modification of Development Consent DA2020/1574 granted for construction of a dwelling house on land at Lot 80 DP 11784, 12 Ingleside Road, INGLESIDE, as follows:

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
29914187 (Sheet 1, 2, 2.1, 3, 4, 5, 6, 7, 15, 16, 17, 18, and 19)	13/04/20 (Revision H)	Clarendon Homes

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Bushfire Hazard Assessment	08/02/2021	Bushfire Planning & Design
On Site Wastewater Assessment	6 November 2020	Southeast

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of

this consent as approved in writing by Council.

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

e) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Site Plan - Sheet 01 of 04 - Revision B	16/11/20	Clarendon Homes
Landscape Plan - FRONT - Sheet 02 of 04 - Revision B	16/11/20	Clarendon Homes
Landscape Plan - REAR - Sheet 03 of 04 - Revision B	16/11/20	Clarendon Homes
Plant Schedule, Spec & Calculations - Sheet 04 of 04 - Revision B	16/11/20	Clarendon Homes

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	27 November	-

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

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

Signed



Julie Edwards, Planner

The application is determined on 22/06/2021, under the delegated authority of:



Lashta Haidari, Acting Development Assessment Manager