

Memo

Environment

To:	Anna Williams , Development Assessment Manager
From:	Maxwell Duncan, Planner
Date:	7 February 2020
Application Number:	Mod2020/0041
Address:	Lot 1 DP 954162 , 10 Bellevue Street FAIRLIGHT NSW 2094
Proposed Modification:	Modification of Development Consent DA2018/1110 granted for alterations and additions to an existing dwelling

Background

The abovementioned development consent was granted by Council on 15 October 2018 for Alterations and Additions to an existing dwelling;

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 for minor changes that do not affect the development or the amenity of adjoining properties.

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

1. Approved Plans and Supporting Documentation

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
Section/ Elevation	Not applicable	Tim Beattie
West Elevation	Not applicable	Tim Beattie
Proposed Bedroom and bathroom in existing basement storage area	Not applicable	Tim Beattie

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment Report	August 2017	Crozier Geotechnical Consultants
BASIX Certificate No: A314517	25 April 2018	Timothy Beattie

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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 stamped floor plan for under the original consent does not include the window to the bathroom on the basement level which is clearly shown on the stamped northern elevation plan, as such there is a inconsistency between the plans and as such is considered to be a minor error. Condition No. 1 is proposed to be amended to include a updated floor plan which includes the northern side window from the bathroom.

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. Mod2020/0041 for Modification of Development Consent DA2018/1110 granted for alterations and additions to an existing dwelling on land at Lot 1 DP 954162, 10 Bellevue Street, FAIRLIGHT, as follows:

A. Modify Condition No.1- 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) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Section/ Elevation	Not Applicable	Tim Beattie
West Elevation	Not Applicable	Tim Beattie
Proposed Layout/ Revision 2	7 February 2020	Tim Beattie

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment Report	August 2017	Crozier Geotechnical Consultants
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In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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



Maxwell Duncan, Planner

The application is determined on 07/02/2020, under the delegated authority of:



Anna Williams, Manager Development Assessments