

Memo

Environment

To:	Anna Williams , Development Assessment Manager
From:	Tony Collier, Planner
Date:	23 June 2020
Application Number:	Mod2020/0257
Address:	Lot 16 DP 14366 , 26 Seaview Avenue CURL CURL NSW 2096
Proposed Modification:	Modification of Development Consent DA2019/1238 granted for alterations and additions to a dwelling house including a swimming pool

Background

The above-mentioned development consent was granted by Council on 28 May 2020 for alterations and additions to a dwelling house including a swimming pool.

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 No. 7, which reads as follows:

7. Amendments to the approved plans

The following amendments are to be made to the approved plans:

(a) Privacy Treatments

Windows W13, W15 and W17 are to be finished with obscure glazing to prevent overlooking of the neighbouring property at No. 24 Seaview Avenue.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Consideration of error or mis-description

The application seeks to modify Condition No. 7 by deleting the reference to window W15 because window W15 was deleted in amended plans which were submitted to the Development Determination panel prior to determination.

In this respect, the deletion of window W15 is considered to be acceptable and Condition No. 7 should be amended to read as follows:

7. Amendments to the approved plans

The following amendments are to be made to the approved plans:

(a) Privacy Treatments

Windows W13 and W17 are to be finished with obscure glazing to prevent overlooking of the neighbouring property at No. 24 Seaview Avenue.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

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. Mod2020/0257 for Modification of Development Consent DA2019/1238 granted for alterations and additions to a dwelling house including a swimming pool on land at Lot 16 DP 14366,26 Seaview Avenue, CURL CURL, as follows:

A. Modify Condition 7 to read as follows:

7.

Amendments to the approved plans

The following amendments are to be made to the approved plans:

(a) Privacy Treatments

Windows W13 and W17 are to be finished with obscure glazing to prevent overlooking of the neighbouring property at No. 24 Seaview Avenue.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

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

Signed



Tony Collier, Planner

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



A handwritten signature in black ink, appearing to read "Anna Williams".

Anna Williams, Manager Development Assessments