

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Catriona Shirley, Planner
Date:	2 July 2020
Application Number:	Mod2020/0282
Address:	Lot 2911 DP 604131 , 60 Abbott Road NORTH CURL CURL NSW 2099
Proposed Modification:	Modification of Development Consent DA2020/0310 granted for alterations and additions to a dwelling house including a swimming pool

Background

The abovementioned development consent was granted by Council on 28 May 2020 for the 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(s) No.1 and Condition No.10.

Consideration of error or mis-description

The "North and East Elevation" plan was incorrectly documented within Condition **No. 1**. The North and East Elevation Plan was listed as Revision A, and the correct notation is "North and East Elevation Plan Revision B". As a result Condition **No. 1** is to be amended to include the correct revision for the North and East Elevation Plan.

Condition **No. 10** is to be modified to ensure that the new roof colour can be matched or closely matched to the existing roof colour. The wording will include that the external finish to the additional roof form shall demonstrate a colour that matches the existing colour, or have a medium to dark range in order to minimise solar reflections to neighbouring properties.

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. Mod2020/0282 for Modification of Development Consent DA2020/0310 granted for alterations and additions to a dwelling

house including a swimming pool on land at Lot 2911 DP 604131, 60 Abbott Road, NORTH CURL CURL, as follows:

A. Modify 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
Proposed Site Plan A001 Rev 1	19/02/2020	Project 39
Ground Floor Demolition Plan A005 Rev A	19/02/2020	Project 39
First Floor Demolition Plan A006 Rev A	19/02/2020	Project 39
Proposed Ground Floor Plan A010 Rev A	19/02/2020	Project 39
Proposed First Floor Plan A011 Rev A	19/02/2020	Project 39
Proposed Roof Plan A012 Rev A	19/02/2020	Project 39
Proposed North and East Elevation A200 Rev B	20/03/2020	Project 39

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscaping Plan	20 January 2020	Conzet Landscaping Architects

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

B. Modify Condition No. 10 External Finished to Roof to read as follows:

The external finish to the roof shall match the existing roof colour or have a medium to dark range in order to minimise solar reflections to neighbouring properties.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

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

Signed



Catriona Shirley, Planner

The application is determined on 01/07/2020, under the delegated authority of:



Rodney Piggott, Manager Development Assessments