

# Memo

## Environment

<b>To:</b>	Steven Findlay , Development Assessment Manager
<b>From:</b>	Ashley Warnest, Planner
<b>Date:</b>	24 June 2020
<b>Application Number:</b>	Mod2020/0248
<b>Address:</b>	Lot 11 DP 6462 , 10 The Crescent NORTH NARRABEEN NSW 2101
<b>Proposed Modification:</b>	Modification of Development Consent DA2019/0902 granted for alterations and additions to a dwelling house

## Background

The abovementioned development consent was granted by Council on 02/10/2019 for the alterations and additions to 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. 1a, which reads as follows:

### a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
A.01.1, A.02.4, A.02.5, A.03.1, A.03.2, A.04.1 - All Issue 05	03/04/2019	Kaleidotecture Building Design
A.02.3 - Issue 04	14/01/2019	Kaleidotecture Building Design

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
11592-C1.00 - Rev A	05/04/2019	Waddington Consulting Pty Ltd

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Flood Report - Ref. 11592-L2	05/04/2019	Waddington Consulting Pty Ltd
Geotechnical Report - Ref. AG 19076	01/05/2019	Ascent

### Consideration of error or mis-description

The side setback to the new works is identified on the stamped Site Plan (A.01.1 - issue 05) was incorrect. The western side setback on the stamped plan is identified as 2.277m away from the boundary. The correct setback to the new works is 2.167m. An updated site plan has been provided that reflects the correct western side setback.

### 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. Mod2020/0248 for Modification of Development Consent DA2019/0902 granted for alterations and additions to a dwelling house on land at Lot 11 DP 6462,10 The Crescent, NORTH NARRABEEN, 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
B.01.1	29/05/2020	Kaleidotecture Building Design
A.02.4, A.02.5, A.03.1, A.03.2, A.04.1 - All Issue 05	03/04/2019	Kaleidotecture Building Design
A.02.3 - Issue 04	14/01/2019	Kaleidotecture Building Design

Engineering Plans		
Drawing No.	Dated	Prepared By
11592-C1.00 - Rev A	05/04/2019	Waddington Consulting Pty Ltd

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Geotechnical Report - Ref. AG 19076	01/05/2019	Ascent Geotechnical Consulting

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

**Signed**



**Ashley Warnest, Planner**

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



**Steven Findlay, Manager Development Assessments**