

Memo

Environment

To:	Tony Collier , Development Assessment Manager
From:	Phil Lane, Planner
Date:	2 October 2020
Application Number:	Mod2020/0502
Address:	Lot 44 DP 11214 , 95 Gurney Crescent SEAFORTH NSW 2092
Proposed Modification:	Modification of Development Consent DA2019/1463 granted for alterations and additions to a dwelling house

Background

The abovementioned development consent was granted by Council on 12 August 2020 for 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. 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
A001 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A100 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A101 (Rev B)	11 May 2020	Mark Hurcum Design Practice

		Architecture
A102 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A103 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A104 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A105 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A201 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A202 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A203 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A204 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A221 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A222 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
SK05 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
SK21/1 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Risk Assessment (Reference number 2696)	22 November 2019	Bush Fire Planning Services

Geotechnical Assessment Report (Project No. 2019-203)	November 2019	Crozier Geotechnical Consultants
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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
A106 (Rev A)	16 November 2019	Mark Hurcum Design Practice Architecture

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	16 December 2019	Narelle Van Gemert

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

It is acknowledged that the incorrect landscape plan (A 106 - Rev A dated 16 November 2019) was included in the Condition 1 above and the correct landscape plan (A 106 - Rev B dated 1 July 2020) is included within Condition 1 below.

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. Mod2020/0502 for Modification of Development Consent DA2019/1463 granted for alterations and additions to a dwelling house on land at Lot 44 DP 11214,95 Gurney Crescent, SEAFORTH, 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
A001 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A100 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A101 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A102 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A103 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A104 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A105 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A201 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A202 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A203 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A204 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A221 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A222 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
SK05 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
SK21/1 (Rev A)	16 December	Mark Hurcum Design

	2019	Practice Architecture
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Bushfire Risk Assessment (Reference number 2696)	22 November 2019	Bush Fire Planning Services

Geotechnical Assessment Report (Project No. 2019-203)	November 2019	Crozier Geotechnical Consultants
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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
A106 (Rev B)	1 July 2020	Mark Hurcum Design Practice Architecture


Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	16 December 2019	Narelle Van Gemert

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



Phil Lane, Principal Planner

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



Tony Collier, Manager Development Assessments