

Memo

Environment

To:	Adam Richardson , Development Assessment Manager
From:	Olivia Ramage, Planner
Date:	15 August 2024
Application Number:	Mod2024/0436
Address:	Lot 122 DP 8394 , 89 Marine Parade AVALON BEACH NSW 2107
Proposed Modification:	Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool

Background

The abovementioned development consent was granted by Council on 2 July 2024 for Demolition works and construction of 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 delete condition No. 12 - Vehicle Crossings Application, which reads as follows:

12. **Vehicle Crossings Application**

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3.5 meters wide in accordance with Northern Beaches Council Standard Drawing Extra High in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

Consideration of error or mis-description

The applicant has advised that the existing concrete vehicle crossing and driveway are to remain as existing. Council's Development Engineering Team have confirmed that the existing driveway crossing is acceptable and the condition can be deleted.

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. Mod2024/0436 for Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool on land at Lot 122 DP 8394,89 Marine Parade, AVALON BEACH, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-460300 Mod2024/0436	The date of this notice of determination	Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool. Delete Condition 12 - Vehicle Crossings Application

Modified conditions

A. Delete Condition 12 - Vehicle Crossings Application

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

Signed



Olivia Ramage, Planner

The application is determined on 15/08/2024, under the delegated authority of:



Am

Adam Richardson, Manager Development Assessments