

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Adam Mitchell, Planner
Date:	29 August 2018
Application Number:	Mod2018/0447
Address:	Lot 1 DP 848217 , 27 Iris Street FRENCHS FOREST NSW 2086
Proposed Modification:	Modification of Development Consent DA2018/1032 granted for construction of a dwelling house

Background

The abovementioned development consent was granted by Council on 30 July 2018 for the construction of 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. Warringah DCP (A7 Notification) does not require the notification of Section 4.55(1) modification applications as they are considered to be for minor changes that do not affect the development or the amenity of adjoining properties.

The application seeks to modify condition(s) No. 4 - Policy Controls, which reads as follows:

Northern Beaches Council Section 94 Development Contributions Plan

Contributions based on a total development cost of \$ 390,935.00

Contributions	Levy Rate Payable	
<i>Total Section 94A Levy</i>	<i>0.95%</i>	<i>\$3,713.88</i>
<i>Section 94A Planning and Administration</i>	<i>0.05%</i>	<i>\$195.47</i>
<i>Total</i>	<i>1%</i>	<i>\$3,909.35</i>

Consideration of error or mis-description

An incorrect cost of works (\$390,935.00) was written on the Development Application form. The applicant is seeking to revise the cost of works to \$369,000.00 which therefore modifies the Section 94A contributions due pursuant to condition 4 of the development consent.

This Section 4.55 (1) application is accompanied by a revised cost of works and cost break-down which adequately demonstrates that the revised cost of works is accurate.

Therefore, the error in the writing the cost of works is concurred with and able to be changed via the mechanism of Section 4.55 (1).

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. Mod2018/0447 for Modification of Development Consent DA2018/1032 granted for construction of a dwelling house on land at Lot 1 DP 848217,27 Iris Street, FRENCHS FOREST, as follows:

Modify Condition No. 4 - Policy Controls - to read as follows:

Northern Beaches Council Section 94 Development Contributions Plan

Contributions based on a total development cost of \$ 369,000.00

Contributions	Levy Rate Payable	
<i>Total Section 94A Levy</i>	<i>0.95%</i>	<i>\$3,505.5</i>
<i>Section 94A Planning and Administration</i>	<i>0.0.5%</i>	<i>\$184.5</i>
<i>Total</i>	<i>1%</i>	<i>\$3,690.00</i>


The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council’s Development Contributions Plan.

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

Signed



Adam Mitchell, Planner

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



Rodney Piggott, Manager Development Assessments









ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 MOD2018/0447	27 Iris Street FRENCHS FOREST NSW 2086 - Section 96 Modifications - Section 96 (1) Misdescription	22/08/2018
 2018/534907	Forms - Scan by Customer Service	22/08/2018
 2018/534908	401293_Cowie_DA_Approval - scan by Customer Service	22/08/2018
 2018/550873	DA Acknowledgement Letter - Bell River Homes Pty Ltd	29/08/2018
 2018/551080	Modification Application Form	29/08/2018
 2018/551083	Applicant Details	29/08/2018
 2018/551101	Cost Summary Report	29/08/2018
 2018/551114	DA2018-1032 Approval dated 30 07 2018	29/08/2018