

Memo

Environment

To:	Adam Richardson , Development Assessment Manager
From:	Kye Miles, Planner
Date:	4 August 2022
Application Number:	Mod2022/0412
Address:	Lot 4 DP 244077 , 53 Duke Street FORESTVILLE NSW 2087
Proposed Modification:	Modification of Development Consent DA2022/0708 granted for construction of a carport

Background

The abovementioned development consent was granted by Council on 07 July 2022 for Construction of a Carport;

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(s) No. 4, which reads as follows:

4. Security Bond

A bond (determined from cost of works) of \$1,000 and an inspection fee in accordance with Council's Fees and Charges paid as security are required to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, and details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at www.northernbeaches.nsw.gov.au).

Reason: To ensure adequate protection of Council's infrastructure.

Consideration of error or mis-description

As per Northern Beaches Council Fees & Charges 2022/23 security bonds are only imposed for developments with a cost of work (COW) above \$25,000.00. DA2022/0708 was approved on 07 July 2022 with a COW of \$23,870.00. The modification was referred to Development Engineering who raised no objection to removing the bond condition.

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. Mod2022/0412 for Modification of Development Consent DA2022/0708 granted for construction of a carport on land at Lot 4 DP 244077, 53 Duke Street, FORESTVILLE, as follows:

A. Delete Condition No.4 - Security Bond.

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

Signed



Kye Miles, Planner

The application is determined on 04/08/2022, under the delegated authority of:



Adam Richardson, Manager Development Assessments