

Planner: Kevin Short, Planner

Proposed Modification: Section 96(1) Modification Application to modify Development Consent No.2013/1521 granted for Alterations and additions to existing dwelling houses

Modification Application No: MOD2014/0125

Address: Lot 1 DP 588297 , 33 Crown Road, Queenscliff

Link: Trim Document No. 2014/112319

Background

The abovementioned development consent was granted by Council on 23 April 2014 for Alterations and additions to existing dwelling houses.

Details of Modification Application

Under Section 96(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 96(1) modification applications as it is considered to be of minor change not affecting the development or adjoining properties.

The application seeks to modify the description of the land to be developed by the approved development.

The approved development involves works over two individual lots of land, being Lot 1 and 2 DP 588297. However, the Notice of Determination has only referenced one individual lot of land, being Lot 1 DP 588297.

As such, the modification seeks to include the omitted lot of land, being Lot 2 DP 588297 in the Notice of Determination.

Consideration of error or mis-description

As the approved development comprises works over two individual lots, both individual lots should have been included as Land to be Developed under the Notice of Determination.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 96(1) of the EPA Act 1979 and is therefore recommended for approval.



Recommendation

THAT Council as the consent authority approve Modification Application No.2014/0125 to modify Development Consent No.2013/1521 for Alterations and Additions to Existing Dwelling Houses on land at Lot 1 DP 588297, 33 Crown Road QUEENSCLIFF NSW 2096 as follows:

Land to be developed: Lot 1 DP 588297, 33 Crown Road and Lot 2 DP 588297, 31 Crown Road, QUEENSCLIFF NSW 2096 QUEENSCLIFF NSW 2096

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Kevin Short
Planner

Determined under the delegated authority of:

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Steven Findlay
Planning Assessment Manager

DATE: 18 June 2014