

Memo

Environment

To:	Steven Findlay , Development Assessment Manager
From:	Catriona Shirley, Planner
Date:	13 April 2018
Application Number:	Mod2018/0188
Address:	Lot 3 DP 11358 , 8 Hay Street COLLAROY NSW 2097
Proposed Modification:	Modification of Development Consent DA2013/0115 granted for Alterations and additions to an existing dwelling

Background

The abovementioned development consent was granted by Council on 18/04/2013 for Alterations and additions to an Existing Dwelling;

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 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:

Warringah Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Warringah Section 94 Development Contribution Plan

Contribution based on a total development cost of \$181,000

Contributions	Levy Rate	Payable
Total Section 94A Levy	0.45%	\$815
Section 94A Planning and Administration	0.05%	\$91
Total	0.5%	\$905

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.

Reason: To provide for contributions in accordance with the Warringah Section 94A Development Contributions Plan 2012.

Consideration of error or mis-description

Condition number 4 "Policy Controls" needs to be modified to reflect the mis-description in the costs and contributions for application DA2013/0115. The original total cost of development was \$181,000, this has been modified to \$782,790. This will ensure the correct total Section 94 Development Contributions are paid.

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. Mod2018/0188 for Modification of Development Consent DA2013/0115 granted for Alterations and additions to an existing dwelling on land at Lot 3 DP 11358,8 Hay Street, COLLAROY, as follows:

A. Modify Condition 4 Policy Control to read as follows:

Warringah Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan. The following monetary contributions are applicable:

Warringah Section 94 Development Contribution Plan

Contribution based on the total development cost of \$782,790

Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$7437
Section 94A Planning and Administration	0.05%	\$392
Total	1.0%	\$7829

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.

Reason: To provide for contributions in accordance with the Warringah Section 94A Development Contributions Plan 2012.

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

Signed



Catriona Shirley, Planner

The application is determined under the delegated authority of:



Steven Findlay

Steven Findlay, Manager Development Assessments







ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 MOD2018/0188	8 Hay Street COLLAROY NSW 2097 - Section 96 Modifications - Section 96 (1) Misdescription	13/04/2018
 2018/233974	Applicant Details	13/04/2018
 2018/233976	Development Application Form	13/04/2018
 2018/233981	Estimated Cost of Works	13/04/2018
 2018/234112	Assessment Report	13/04/2018
 2018/234128	DA Acknowledgement Letter - Nada Michelle Sinclair	13/04/2018