

# Memo

## Environment

<b>To:</b>	Steven Findlay , Development Assessment Manager
<b>From:</b>	Ashley Warnest, Planner
<b>Date:</b>	10 December 2019
<b>Application Number:</b>	Mod2019/0575
<b>Address:</b>	Lot 9 DP 216532 , 40 Maxwell Street MONA VALE NSW 2103
<b>Proposed Modification:</b>	Modification of Development Consent DA2019/0918 granted for the alterations and additions to a dwelling house including a secondary dwelling

### Background

The above mentioned development consent was granted by Council on 02/10/2019 for the alterations and additions to a dwelling house including a secondary dwelling;

### 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. Pittwater 21 DCP (A5.1 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. 6 Construction, Excavation and Associated Works Bond (Drainage works), which reads as follows:

The applicant is to lodge a bond of \$20,000 as security against any damage to Council's stormwater infrastructure burdening the site.

Details confirming payment of the bond are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure.

### Consideration of error or mis-description

Council's Development Engineering Team provided correspondence identifying the bond was set higher than required. The bond was re-assessed to be \$10,000.

### **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. Mod2019/0575 for Modification of Development Consent DA2019/0918 granted for the alterations and additions to a dwelling house including a secondary dwelling on land at Lot 9 DP 216532,40 Maxwell Street, MONA VALE, as follows:

**A. Modify Condition 6 - Construction, Excavation and Associated Works Bond (Drainage works) to read as follows:**

The applicant is to lodge a bond of \$10,000 as security against any damage to Council's stormwater infrastructure burdening the site.

Details confirming payment of the bond are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure.

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

**Signed**



**Ashley Warnest, Planner**

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



**Steven Findlay, Manager Development Assessments**