

Memo

Environment

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| To: | Anna Williams , Development Assessment Manager |
| From: | Adam Croft, Planner |
| Date: | 29 May 2020 |
| Application Number: | Mod2020/0220 |
| Address: | Lot 27 DP 271139 , 14 Bubalo Street WARRIEWOOD NSW 2102 |
| Proposed Modification: | Modification of Development Consent DA2020/0027 granted for construction of a dwelling house |

Background

The abovementioned development consent, DA2020/0027, was granted by Council on 23 March 2020 for 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. 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 modify condition(s) No. 12. Front building line, which reads as follows:

12. Front building line

The front building line of the proposed dwelling is to be increased to 6.54m by either:

- i) reducing the length of the dwelling; or
- ii) moving the footprint of the dwelling towards the rear or the site.

No part of the dwelling or garage is permitted to extend beyond the approved building footprint for the site delineated 'BE'.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To ensure compliance with the Restriction of Use of Land and accompanying Section 88B Instrument for DP 271139.

Consideration of error or mis-description

Condition No. 12 was imposed to ensure compliance with the approved building footprint in relation to the required front building line of 6.54m, as discussed within the Assessment Report for DA2020/0027 under 1.9A. With the the exception of the proposed front building line, the proposed garage siting was considered to be appropriate. There was no intention to impact/alter the rear or side extents of the

proposed garage.

As such, Condition No. 12 can be modified as requested.

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. Mod2020/0220 for Modification of Development Consent DA2020/0027 granted for construction of a dwelling house on land at Lot 27 DP 271139, 14 Bubalo Street, WARRIEWOOD, as follows:

A. Modify Condition No. 12 Front building line to read as follows:

12. Front building line

The front building line of the proposed dwelling is to be increased to 6.54m by either:

- i) reducing the length of the dwelling; or
- ii) moving the footprint of the dwelling towards the rear or the site.

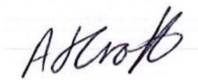
No part of the dwelling or garage is permitted to extend forward of the approved building footprint for the site delineated 'BE'.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To ensure compliance with the Restriction of Use of Land and accompanying Section 88B Instrument for DP 271139.

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

Signed



Adam Croft, Planner

The application is determined on 29/05/2020, under the delegated authority of:



Anna Williams, Manager Development Assessments