

Memo

Environment

To:	Phil Lane , Acting Development Assessment Manager
From:	Megan Surtees, Planner
Date:	30 June 2022
Application Number:	Mod2022/0335
Address:	Lot 1 DP 959013 , 24 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Modification:	Modification of Development Consent DA2021/1742 granted for Alterations and additions to a dwelling house including a swimming pool

Background

The abovementioned modified development consent was granted by Council on 24 May 2022 for the modification of Development Consent DA2021/1742 which granted consent for alterations and additions to a dwelling house including a swimming pool.

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. 7A External Finishes to Roof**, which reads as follows:

The external finish to the roof shall have a medium to dark range in colour in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

Consideration of error or mis-description

The original development application granted approval for the 'surf mist' roof colour (as indicated on the approved stamped plans under DA2021/1742). In this instance, condition No. 7A External Finishes to Roof was not appropriate to have been applied at modification stage and should be removed.

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. Mod2022/0335 for Modification of Development Consent DA2021/1742 granted for Alterations and additions to a dwelling house including a swimming pool on land at Lot 1 DP 959013, 24 Lauderdale Avenue, FAIRLIGHT, as follows:

A. Delete Condition 7A. External Finishes to Roof to read as follows:

DELETE

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

Signed



Megan Surtees, Planner

The application is determined on 30/06/2022, under the delegated authority of:



Phil Lane, Acting Development Assessment Manager