

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Phil Lane, Planner
Date:	22 May 2020
Application Number:	Mod2020/0210
Address:	<p>Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 1 DP 803645 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2026 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2641 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 573 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p>
Proposed Modification:	Modification of Development Consent DA2018/1481 granted for Construction of a telecommunications facility Monopole tower and associated equipment shelter

Background

The original condition within the Recommendation of the assessment report (DA2018/1481) reported to the Northern Beaches Local Planning Panel (NBLPP) was as follows:-

"8. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- *The monopole is to be fitted with a Universal Compact Headframe.*

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land."

The NBLPP amended the condition and the approved condition read as follows: -

"8. Amendments to the approved plans

The concrete monopole is to be suitably finished in a recessive colour to minimise the visual impact. In this regard, the colouring is to be incorporated within the concrete material (i.e. dark grey oxide additive within the concrete).

Reason: To ensure the structure has minimal visual impact and maintains a durable finish."

MOD2020/0111 requested Condition 8 be amended as follows:

No. 8. Amendments to the approved plans

The concrete monopole is to be suitably finished in a recessive colour to minimise the visual impact. In this regard, the colouring is to be a painted concrete monopole (i.e. dark grey colour).

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the structure has minimal visual impact and maintains a durable finish.

The Mod2020/0111 report submitted to the NBLPP on 6 May 2020, in error, included a reference to the original condition 8 which included the following:

- *The monopole is to be fitted with a Universal Compact Headframe.*

This addition was contrary to the original NBLPP determination.

The NBLPP agreed to delegate their Determination Authority to Council after the Panel agreed that the condition with this inclusion was contrary to the original determination and had been included erroneously.

Accordingly this modification application was submitted to correct this error.

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 No. 8. Amendments to the approved plans, which reads as follows:

- *The concrete monopole is to be suitably finished in a recessive colour to minimise the visual impact. In this regard, the colouring is to be a painted concrete monopole (i.e. dark grey colour).*
- *The monopole is to be fitted with a Universal Compact Headframe.*

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the structure has minimal visual impact and maintains a durable finish.

to

No. 8. Amendments to the approved plans

The concrete monopole is to be suitably finished in a recessive colour to minimise the visual impact. In this regard, the colouring is to be a painted concrete monopole (i.e. dark grey colour).

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the structure has minimal visual impact and maintains a durable finish.

Consideration of error or mis-description

The second dot point of the condition for the monopole to be fitted with a Universal Compact Headframe was included in error as detailed above and is to be deleted from this condition.

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. Mod2020/0210 for Modification of Development Consent DA2018/1481 granted for Construction of a telecommunications facility Monopole tower and associated equipment shelter on land at Lot 2611 DP 752038,1 / 0 Veterans Parade, NARRABEEN, as follows:

A. Modify Condition No. 8. Amendments to the approved plans to read as follows:

The concrete monopole is to be suitably finished in a recessive colour to minimise the visual impact. In this regard, the colouring is to be a painted concrete monopole (i.e. dark grey colour).

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the structure has minimal visual impact and maintains a durable finish.

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

Signed

Phil Lane, Principal Planner

The application is determined on 22/05/2020, under the delegated authority of:



Rodney Piggott, Manager Development Assessments