

Memo

Environment

To:	Steven Findlay , Development Assessment Manager
From:	Mitchell Drake, Planner
Date:	9 March 2015
Application Number:	Mod2015/0024
Address:	Lot 30 DP 12186 , 43 Parkes Street MANLY VALE NSW 2093
Proposed Modification:	Modification of Development Consent DA2009/0978 granted for Demolition & construction of new dwelling including front carport

Background

The abovementioned development consent was granted by Council on 10 November 2009 for Demolition & construction of new dwelling including front carport.

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: **1. Approved Plans and Supporting Documentation.**

Consideration of error or mis-description

The plans provided at development application stage of the proposal indicated a step to be constructed adjacent to the entry foyer of the proposed development. This step is not was not required to be identified on the plans as ground level at this section of the site is RL15780 and not RL15620 as indicated on the plans. Thus the proposal is considered to be appropriate in the correcting of a minor mis-description on the approved plans.

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. Mod2015/0024 for Modification of Development Consent DA2009/0978 granted for Demolition & construction of new dwelling including front carport on land at Lot 30 DP 12186 as follows:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting

Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Drawing 1 Amended Pathway RL	09/03/2015	L. Emery

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

Signed

Mitchell Drake, Planner

The application is determined under the delegated authority of:

Steven Findlay, Development Assessment Manager










ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 MOD2015/0024	43 Parkes Street MANLY VALE NSW 2093 - Section 96 Modifications - Section 96 (1) Misdescription	18/02/2015
 2015/045824	DA Acknowledgement Letter - Lee Peter Leitch Emery	18/02/2015
 2015/046340	Application to modify a consent	19/02/2015
 2015/046342	applicant details	19/02/2015
 2015/046349	plan - survey	19/02/2015
 2015/046354	plan - external	19/02/2015
 2015/046360	photo montage	19/02/2015
 2015/046365	plans - master set	19/02/2015
 2015/051366	File Cover	24/02/2015