

# Memo

## Environment

<b>To:</b>	Steven Findlay , Development Assessment Manager
<b>From:</b>	Kye Miles, Planner
<b>Date:</b>	20 May 2024
<b>Application Number:</b>	Mod2024/0229
<b>Address:</b>	Lot D DP 443403 , 15 Wandella Road ALLAMBIE HEIGHTS NSW 2100
<b>Proposed Modification:</b>	Modification of Development Consent DA2023/1604 granted for Alterations and additions to a dwelling house and attached secondary dwelling

## Background

The abovementioned development consent was granted by Council on 26 February 2024 for alterations and additions to a dwelling house and attached 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. 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. 1, which reads as follows:

### 1. **Approved Plans and supporting documentation, to read as follows**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
11.01	C	Site Plan	Canopy Design	14 February 2024
21.01	C	Ground Floor Plan	Canopy Design	14 February 2024
21.02	C	First Floor Plan	Canopy Design	14 February 2024

21.03	C	Roof Plan	Canopy Design	14 February 2024
30.01	C	Elevations	Canopy Design	14 February 2024
30.02	C	Elevations	Canopy Design	14 February 2024
40.01	C	Sections	Canopy Design	14 February 2024
40.02	C	Sections	Canopy Design	14 February 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	A1373785_02	Lauren Pevy	14 February 2024
Waste Management Plan	-	Listed Applicant	-

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

### Consideration of error or mis-description

The approved plans did not include an internal staircase to the new first-floor addition, which was present in the original DA submission and notification plans that were superseded. The location of the staircase on the modified plans has not changed.

### 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. Mod2024/0229 for Modification of Development Consent DA2023/1604 granted for Alterations and additions to a dwelling house and attached secondary dwelling on land at Lot D DP 443403, 15 Wandella Road, ALLAMBIE HEIGHTS, as follows:

### Modification Summary

The development consent is modified as follows:

### MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-431175 - Mo2024/0229d	The date of this notice of determination	Modification of Development Consent DA2023/1604 granted for Alterations and additions to a dwelling house and attached secondary dwelling <ul style="list-style-type: none"> <li><b>Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation</b></li> </ul>

### Modified conditions

#### **A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
11.01	D	Site Plan	Canopy Design	29 April 2024
21.01	D	Ground Floor Plan	Canopy Design	29 April 2024
21.02	D	First Floor Plan	Canopy Design	29 April 2024
21.03	D	Roof Plan	Canopy Design	29 April 2024
30.01	D	Elevations	Canopy Design	29 April 2024
30.02	D	Elevations	Canopy Design	29 April 2024
40.01	D	Sections	Canopy Design	29 April 2024
40.02	D	Sections	Canopy Design	29 April 2024

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

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

**Signed**



**Kye Miles, Planner**

The application is determined on 20/05/2024, under the delegated authority of:



**Steven Findlay, Manager Development Assessments**