

Memo

Environment

To:	Matthew Edmonds , Development Assessment Manager
From:	Kent Bull, Planner
Date:	22 March 2019
Application Number:	Mod2019/0092
Address:	Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103
Proposed Modification:	Modification of Development Consent DA2018/1775 granted for alterations and additions to a commercial premises including the installation of a swimming pool

Background

The abovementioned development consent was granted by Council on 12 February 2019 for alterations and additions to a commercial premises, including the installation of 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. Pittwater 21 DCP (A5.1 Exhibition, Advertisement and Notification of Applications) does not require the notification of Section 4.55(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 that DA_002 (Site Analysis), DA_100 (Site Plan), DA_101 (Swimming Pool Plan) and DA_201 (South Elevation) all dated 31 October 2018 and prepared by Hot House Studio associated with DA2018/1775 are replaced with by DA_002 Issue G (Site Analysis), DA_100 Issue G (Site Plan), DA_101 Issue G (Swimming Pool Plan) and DA_201 Issue G (South Elevation) all dated 13 November 2018 and prepared by Hot House Studio.

Consideration of error or mis-description

The proposed modification for the re-issue of the Stamped Plans with DA_002 Issue G (Site Analysis), DA_100 Issue G (Site Plan), DA_101 Issue G (Swimming Pool Plan) and DA_201 Issue G (South Elevation) all dated 13 November 2018 and prepared by Hot House Studio is considered acceptable, as the previously issued Stamped Plans (Issue E) was made in error. The plans associated with Issue E were submitted at the lodgement of DA2018/1775 and were revised to the abovementioned plans of Issue G that were subject to the assessment and determination. In order for the Stamped Plans and conditions of consent to be consistent with the development consent issued for DA2018/1775, it is recommended that this modification be supported.

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

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. Mod2019/0092 for Modification of Development Consent DA2018/1775 granted for alterations and additions to a commercial premises including the installation of a swimming pool on land at Lot 2 DP 412869,1749 Pittwater Road, MONA VALE, 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
DA_002, Issue G (Site Analysis)	13 November 2018	Hot House Studio
DA_100, Issue G (Site Plan)	13 November 2018	Hot House Studio
DA_101, Issue G (Swimming Pool Plan)	13 November 2018	Hot House Studio
DA_201, Issue G (South Elevation)	13 November 2018	Hot House Studio

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

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

Signed



Kent Bull, Planner

The application is determined on 22/03/2019, under the delegated authority of:



Matthew Edmonds, Manager Development Assessments