

Memo

Environment

To:	Lashta Haidari , Acting Development Assessment Manager
From:	Ashley Warnest, Planner
Date:	19 November 2020
Application Number:	Mod2020/0568
Address:	Lot 7 DP 270907 , 3 Baz Retreat WARRIEWOOD NSW 2102
Proposed Modification:	Modification of Development Consent DA2020/0730 for a swimming pool

Background

The abovementioned development consent was granted by Council on 02/10/2020 for the construction 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. 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. 6 - Required Planting – Screening, which reads as follows:

Screen planting is to be provided in the area north of the swimming pool.

The selected planting is to comprise of native species capable of attaining a minimum height of 2 metres at maturity. Plants are to be planted at minimum 1.5 metre centres and be of a minimum pot size of 25 litres at planting.

Reason: Local amenity.

Consideration of error or mis-description

The location of the required planting is not consistent with the Australian Standards for Swimming pool safety. The fencing for the swimming pool area is to have a non-climbable zone, free of vegetation. The condition is not consistent with the relevant Australian Standards and has been imposed in error. The portion of the site located to the north of the swimming pool is to remain landscaped and therefore, condition 6 is to be modified to reflect the deletion of the screen planting and retention of the area as landscaping.

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. Mod2020/0568 for Modification of Development Consent DA2020/0730 for a swimming pool on land at Lot 7 DP 270907,3 Baz Retreat, WARRIEWOOD, as follows:

A. Modify Condition 6 - Required Landscaping - to read as follows:

Landscaping is to be provided in the area north of the swimming pool.

Reason: Local amenity.

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

Signed



Ashley Warnest, Planner

The application is determined on 19/11/2020, under the delegated authority of:



Lashta Haidari, Acting Development Assessment Manager