

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Catriona Shirley, Planner
Date:	5 June 2020
Application Number:	Mod2020/0238
Address:	Lot 17 DP 23118 , 39 Starkey Street FORESTVILLE NSW 2087
Proposed Modification:	Modification of Development Consent DA2020/0138 granted for alterations and additions to a dwelling house and secondary dwelling including a swimming pool

Background

The abovementioned development consent was granted by Council on 3 April 2020 for the alterations and additions to a dwelling house and secondary dwelling including 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 modify condition No. 1 to amended a administrative error in the title of one plan (Elevations-east) in the approved plan set.

Consideration of error or mis-description

The administrative error within condition No. 1 is for the title of "Elevations - east 04 Rev C". The title of the plan should read as "Elevations - east 08 Rev C".

Condition 1A is to be imposed which will correct the title of the "Elevation - east 08 Rev C " Plan as part of the approved plan set.

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. Mod2020/0238 for Modification of Development Consent DA2020/0138 granted for alterations and additions to a dwelling house and secondary dwelling including a swimming pool on land at Lot 17 DP 23118,39 Starkey Street, FORESTVILLE, 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
Site Analysis Plan 01 Rev C	10/02/2020	HAO Design Pty Ltd
Ground Floor Plan 02 Rev D	30/03/2020	HAO Design Pty Ltd
First Floor Plan 03 Rev C	10/02/2020	HAO Design Pty Ltd
Roof Plan 04 Rev C	10/02/2020	HAO Design Pty Ltd
Demolition Plan 05 Rev D	30/03/2020	HAO Design Pty Ltd
Elevations - west 06 Rev C	10/02/2020	HAO Design Pty Ltd
Elevations - north/south 07 Rev C	10/02/2020	HAO Design Pty Ltd
Elevations - east 08 Rev C	10/02/2020	HAO Design Pty Ltd
Sections 09 Rev C	10/02/2020	HAO Design Pty Ltd

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.

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

Signed



Catriona Shirley, Planner

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



Rodney Piggott, Manager Development Assessments