

# Memo

## Environment

<b>To:</b>	Lashta Haidari , Acting Development Assessment Manager
<b>From:</b>	Thomas Prosser, Planner
<b>Date:</b>	5 July 2021
<b>Application Number:</b>	Mod2021/0453
<b>Address:</b>	Lot CP SP 21913 , 7 Ocean Grove COLLAROY NSW 2097
<b>Proposed Modification:</b>	Alterations and additions to a Residential Flat Building

### Background

The abovementioned development consent was granted by Council on 11 June 2021 for Alterations and additions to a residential flat building;

### 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 the approved plans under "*1. Approved Plans and Supporting Documentation.*"

### Consideration of error or mis-description

The approved plans were a historical set of plans with alternate dimensions. These plans did not represent the size of the existing balconies which are to be replaced (with no change in size). As such, it is recommended that the conditions be amended to reflect the updated plans (which are consistent with the dimensions of the existing balconies and the proposed replacement balconies).

### 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. Mod2021/0453 for Alterations and additions to a Residential Flat Building on land at Lot CP SP 21913,7 Ocean Grove, COLLAROY, 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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
SK01- Site Survey Plan - Rev 3	15.06.21	Northrop
SK02- Elevation Plan - Rev 3	15.06.21	Northrop
SK03 - Site Floor Plans - Rev 3	15.06.21	Northrop
SK04 - Demolition Plan (1 of 2) - Rev 3	15.06.21	Northrop
SK05 - Demolition Plan (2 of 2) - Rev 3	15.06.21	Northrop
SK06 - Construction Plan (1 of 2) - Rev 3	15.06.21	Northrop
SK07 - Construction Plan (2 of 2) - Rev 3	15.06.21	Northrop
SK08- Balcony Slab Replacement Detail - Rev 3	15.06.21	Northrop

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**



**Thomas Prosser, Planner**

The application is determined on 05/07/2021, under the delegated authority of:



**Lashta Haidari, Acting Development Assessment Manager**