

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Claire Ryan, Planner
Date:	21 March 2024
Application Number:	Mod2024/0121
Address:	Lot 4 DP 204164 , 139 George Street AVALON BEACH NSW 2107
Proposed Modification:	Modification of Development Consent DA2023/1047 granted for alterations and additions to a dwelling house and construction of a swimming pool

Background

The above-mentioned development consent was granted by Council on 11 October 2023 for alterations and additions to a dwelling house and 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 misdescription 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 add the following plan to the consent documentation for DA2023/1047:

- A102 Site Analysis (Site Plan - Driveway), Revision 3, prepared by Blue Sky Building Designs, dated 29 May 2023

Consideration of Error or Misdescription

The plan listed above was erroneously omitted from the approved plans listed in the Notice of Determination for development consent DA2023/1047. It is recommended that the plan be added by way of one additional condition, as detailed below.

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. Mod2024/0121 for

Modification of Development Consent DA2023/1047 granted for alterations and additions to a dwelling house and construction of a swimming pool on land at Lot 4 DP 204164, 139 George Street, AVALON BEACH, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-419272 Mod2024/0121	The date of this notice of determination	<p>Modification to add a plan to the approved plans and documents condition.</p> <p>Additional Conditions:</p> <ul style="list-style-type: none"> Condition 1A Modification of Consent - Approved Plans and Supporting Documentation

Modified Conditions

A. Add Condition 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
A102	3	Site Analysis (Site Plan - Driveway)	Blue Sky Building Designs	29 May 2023

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

In the event of any inconsistency with 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



Claire Ryan, Principal Planner

The application is determined on 21/03/2024, under the delegated authority of:



Rodney Piggott, Manager Development Assessments