

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Phil Lane, Planner
Date:	15 February 2021
Application Number:	Mod2021/0032
Address:	Lot 1 DP 847020 , 9 - 11 Birdwood Avenue COLLAROY NSW 2097
Proposed Modification:	Modification of Development Consent DA2020/0432 for Construction of a Seniors Housing or Housing for Persons with a Disability and Strata Subdivision

Background

The abovementioned development consent was granted by Council on 12 December 2020 for Construction of a Seniors Housing or Housing for Persons with a Disability and Strata Subdivision;

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(s) No. 15 Stormwater Disposal Details, which reads as follows:

15 Stormwater Disposal Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WARRINGAH WATER MANAGEMENT POLICY PL850" and generally in accordance with the concept drainage plans prepared by Henry & Hymas Pty Ltd, drawing number 19685_DA_C000,19685_DA_C100, 19685_DA_C101, 19685_DA_C200, dated 24/03/2020. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. Site stormwater to be connected to proposed kerb inlet pit in front of the subject site in Birdwood Avenue.
- ii. Subsurface flows are to be adequately collected and connected to Council's piped drainage system in Birdwood Avenue.
- iii. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Consideration of error or mis-description

Given the location of the subject site opposite Collaroy Beach it is considered that the installation of on-site detention is not required in this instance and deemed consistent with the Northern Beaches Council's Warringah Water Management Policy PL850. Council's Development Engineers support the proposal.

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. Mod2021/0032 for Modification of Development Consent DA2020/0432 for Construction of a Seniors Housing or Housing for Persons with a Disability and Strata Subdivision on land at Lot 1 DP 847020,9 - 11 Birdwood Avenue, COLLAROY, as follows:

A. Modify Condition 15. Stormwater Disposal Details to read as follows:

The Applicant is to provide a certification of drainage plans generally in accordance with the concept drainage plans prepared by Henry & Hymas Pty Ltd, drawing number 19685_DA_C000, 19685_DA_C100, 19685_DA_C101, 19685_DA_C200, dated 24/03/2020. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.


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- iii. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

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

Signed



Phil Lane, Principal Planner

The application is determined on 15/02/2021, under the delegated authority of:



Rodney Piggott, Manager Development Assessments