

Memo

Environment

To:	Daniel Milliken , Development Assessment Manager
From:	Adriana Bramley, Planner
Date:	28 July 2025
Application Number:	Mod2025/0397
Address:	Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095 Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095 Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095 Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095 Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095 Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095 Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095 Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095 Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095 Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095 Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095 Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095 Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095 Lot 14 SP 12989 , 14 / 21 - 23 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 Lot 1 DP 590711 , 19 - 23 The Corso MANLY NSW 2095
Proposed Modification:	Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development

Background

The abovementioned development consent was granted by Council on 14 July 2025 for Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development.

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. 1a, to update the correct revision of plans.

Consideration of error or mis-description

The assessment and recommendation of the modified consent DA2025/0055 was based on the plan numbers listed in the modified condition 1a above, however a superseded set of plans was stamped in error and issued with the Notice of Determination. This occurred due to newer plan revisions and dates not being updated and lodged on the planning portal.

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. Mod2025/0397 for Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development on land at Lot 1 SP 12989,1 / 21 - 23 The Corso, MANLY, Lot 2 SP 12989,2 / 21 - 23 The Corso, MANLY, Lot 3 SP 12989,3 / 21 - 23 The Corso, MANLY, Lot 4 SP 12989,4 / 21 - 23 The Corso, MANLY, Lot 5 SP 12989,5 / 21 - 23 The Corso, MANLY, Lot 6 SP 12989,6 / 21 - 23 The Corso, MANLY, Lot 7 SP 12989,7 / 21 - 23 The Corso, MANLY, Lot 8 SP 12989,8 / 21 - 23 The Corso, MANLY, Lot 9 SP 12989,9 / 21 - 23 The Corso, MANLY, Lot 10 SP 12989,10 / 21 - 23 The Corso, MANLY, Lot 11 SP 12989,11 / 21 - 23 The Corso, MANLY, Lot 12 SP 12989,12 / 21 - 23 The Corso, MANLY, Lot 13 SP 12989,13 / 21 - 23 The Corso, MANLY, Lot 14 SP 12989,14 / 21 - 23 The Corso, MANLY, Lot CP SP 12989,19 - 23 The Corso, MANLY, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-554119 MOD2025/0397	The date of this notice of determination	Modification 4.55(1) to correct the plan numbers approved in error. Amend Condition 1 a) - Approved plans and Documents - Change the list of plans/document to refer to correct set of plans (with updated Revisions/Dates).

PAN-510998 MOD2025/0055	14 July 2025	Modification of Development Consent DA2020/1711 granted for Alterations and Additions to an existing shop top housing development. <u>Additional Conditions</u> New 1 a) - Approved Plans and Documents - change to reference the amended plans, BASIX Certificate, Waste Management Plan. New 11 a) - Building components and structural soundness - To be satisfied prior to issue of Construction Certificate. New 11 b) - Amended Plans - To be satisfied prior to issue of Construction Certificate. New 14 a) - Waste Recycling Requirements (Waste Plans submitted) - To be complied with During Demolition and Building Work. New 21 a) - Fire Safety Matters - To be complied with prior to issue of the Occupation Certificate. New 22 a) - Access for Waste Collection (domestic Waste - Council contractor) - To be complied with at all times. New 22 b) - Commercial Waste Collection Procedure - To be complied with at all times. <u>Amended Conditions</u> Amended Condition 18 - Waste and Recycling Facilities Certificate of Compliance - amended to include specific requirements of the collection point and storage areas. No conditions were deleted.
----------------------------	--------------	---

Modified conditions

A. Modify Condition No.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

S4.55-000	02	Cover Page	SRH Architecture Pty Ltd	16/07/2025
S4.55-002	02	Existing & Demolition Plan GF	SRH Architecture Pty Ltd	16/07/2025
S4.55-100	02	Proposed Ground Floor Plan	SRH Architecture Pty Ltd	16/07/2025
S4.55-101	02	Proposed Level 01 Plan	SRH Architecture Pty Ltd	16/07/2025
S4.55-102	02	Proposed Level 02 Plan	SRH Architecture Pty Ltd	16/07/2025
S4.55-103	02	Proposed Level 03 Plan	SRH Architecture Pty Ltd	16/07/2025
S4.55-200	02	The Corso Elevation	SRH Architecture Pty Ltd	16/07/2025
S4.55-201	02	Market Lane Elevation	SRH Architecture Pty Ltd	16/07/2025
S4.55-202	02	East Elevation	SRH Architecture Pty Ltd	16/07/2025
S4.55-203	02	West Elevation	SRH Architecture Pty Ltd	16/07/2025
S4.55-300	02	Section A	SRH Architecture Pty Ltd	16/07/2025
S4.55-301	02	Section B	SRH Architecture Pty Ltd	16/07/2025
S4.55-304	02	Section C	SRH Architecture Pty Ltd	16/07/2025
S4.55-305	02	Section D	SRH Architecture Pty Ltd	16/07/2025

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate - Alterations and Additions A401570_02, A402015_02, A401786_02, A40101805_02, A402019_02, A402020_02, A402021_02, A402022_02, A402024_02, A402025_02.	Revision of Certificates issued for DA2020/1711	Eco Engineering Group Pty Ltd	14 February 2025
NBC Waste Management Plan	-	Prepared for Strata Plan 12989	18 June 2025 (registered by NBC)

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



Adriana Bramley, Planner

The application is determined on 25/07/2025, under the delegated authority of:



Daniel Milliken, Manager Development Assessments