

Memo

Environment

To:	Steven Findlay , Development Assessment Manager
From:	Mia Battisti, Planner
Date:	28 March 2024
Application Number:	Mod2024/0115
Address:	Lot 2 DP 31077 , 42 Pringle Avenue BELROSE NSW 2085
Proposed Modification:	Modification of Development Consent DA2023/1349 granted for alterations and additions to a dwelling house

Background

The abovementioned development consent was granted by Council on 05/12/2023 for Alterations and additions to a dwelling house;

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 delete conditions No. 15 and 26, which reads as follows:

- 15 Submission Roads Act Application for Civil Works in the Public Road
- 26 Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval

Consideration of error or mis-description

No works are occurring within the road reserve, therefore the condition numbers 15 and 26 are not required. The proposal has been reviewed by Council's development engineers and they have no objection to the removal of these conditions.

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. Mod2024/0115 for Modification of Development Consent DA2023/1349 granted for alterations and additions to a dwelling

house on land at Lot 2 DP 31077,42 Pringle Avenue, BELROSE, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-418724 Mod2024/0115	The date of this notice of determination	Modification of Development Consent DA2023/1349 granted for Alterations and additions to a dwelling house Delete Condition No. 15 - Submission Roads Act Application for Civil Works in the Public Road Delete Condition No. 26 - Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval
PAN-398051 Mod2023/0691	19/12/2023	Modification of Development Consent DA2023/1349 granted for Alterations and additions to a dwelling house Modify Condition No. 8 - Construction, Excavation and Associated Works Security Bond(s)

Modified conditions

A. Delete Condition 15 - Submission Roads Act Application for Civil Works in the Public Road.

B. Delete Condition 26 - Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval.

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

Signed



Mia Battisti, Planner

The application is determined on 28/03/2024, under the delegated authority of:



Steven Findlay, Manager Development Assessments