

Memo

Environment

To:	Adam Richardson , Development Assessment Manager
From:	Olivia Ramage, Planner
Date:	13 August 2024
Application Number:	Mod2024/0430
Address:	Lot 12 DP 237301 , 76 Myoora Road TERREY HILLS NSW 2084
Proposed Modification:	Modification of Development Consent DA2024/0126 granted for Alterations and additions to a dwelling house including a garage

Background

The abovementioned development consent was granted by Council on 30 March 2024 for Alterations and additions to a dwelling house including a garage.

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 No. 10 - External Finishes to Roof, which reads as follows:

10. External Finishes to Roof

The external finish to the roof shall have a Solar Absorptance (SA) greater than 0.46 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighbouring properties. Any roof with a metallic steel or reflective finish is not permitted.

Green roofs and areas where solar panels (PV) are installed are excluded from conforming to the SA range.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

Consideration of error or mis-description

Condition 10 requires the roof to have a SA greater than 0.46 in accordance with the BASIX

Certificate. However, the BASIX Certificate specifies a SA rating of less than 0.475. As such, there are no viable options for roof colours with an SA within the range of 0.46 - 0.475 and the SA range should be changed. Therefore, it is considered necessary to expand the SA range for the roof colour. As such, the condition is to be amended to allow for roof colours with a SA greater than 0.43.

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. Mod2024/0430 for Modification of Development Consent DA2024/0126 granted for Alterations and additions to a dwelling house including a garage on land at Lot 12 DP 237301,76 Myoora Road, TERREY HILLS, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-459930 Mod2024/0430	The date of this notice of determination	Modification of Development Consent DA2024/0126 granted for Alterations and additions to a dwelling house including a garage. Modify Condition 10 - External Finishes to Roof

Modified conditions

A. Modify Condition 10 - External Finishes to Roof to read as follows:

The external finish to the roof shall have a Solar Absorptance (SA) greater than 0.43 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighbouring properties. Any roof with a metallic steel or reflective finish is not permitted.

Green roofs and areas where solar panels (PV) are installed are excluded from conforming to the SA range.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

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

Signed



Olivia Ramage, Planner

The application is determined on 13/08/2024, under the delegated authority of:



Adam Richardson, Manager Development Assessments