

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Adam Mitchell, Planner
Date:	14 August 2018
Application Number:	Mod2018/0422
Address:	Lot 1 DP 813670 , 12 Lockwood Avenue FRENCHS FOREST NSW 2086
Proposed Modification:	Modification of Development Consent DA2018/0820 granted for use of part of the premises as a dwelling house

Background

The abovementioned development consent was granted by Council on 2 July for use of part of the premises as a dwelling house;

Details of Modification Application

Under Section 96(1) of the EPA Act 1979, a consent containing an error or mis-description may be amended. Warringah DCP (A7 Notification) does not require the notification of Section 96(1) modification applications as they are considered to be for minor changes that do not affect the development or the amenity of adjoining properties.

The application seeks to modify condition(s) No. 1, - Approved Plans and Supporting Documentation. In the list of Stamped Plans, several plans reference the wrong Revision number. This Section 4.55(1) application seeks to amend the revision number to align with the Stamped Plans.

Consideration of error or mis-description

An earlier vision of the architectural plans was incorrectly referenced in the Approved Stamped Plans list in Condition 1 and requires rectification.

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. Mod2018/0422 for Modification of Development Consent DA2018/0820 granted for use of part of the premises as a dwelling house on land at Lot 1 DP 813670, 12 Lockwood Avenue, FRENCHS FOREST, as follows:

Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of

consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A100 Rev. G	14 June 2018	Zanazan Pty Ltd
A101 Rev. D	14 May 2018	Zanazan Pty Ltd
A102 Rev. E	14 May 2018	Zanazan Pty Ltd
A200 Rev. D	14 May 2018	Zanazan Pty Ltd

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

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

Signed



Adam Mitchell, Planner

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



Rodney Piggott, Manager Development Assessments

ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 MOD2018/0422	12 Lockwood Avenue FRENCHS FOREST NSW 2086 - Section 96 Modifications - Section 96 (1) Misdescription	10/08/2018
 2018/513362	DA Acknowledgement Letter - Zanazan Pty Ltd	10/08/2018
 2018/515096	Modification Application Form	13/08/2018
 2018/515098	Applicant Details	13/08/2018
 2018/515100	Application Checklist	13/08/2018
 2018/515103	Owner's Consent	13/08/2018