

Section 4.55 Statement of Modification

50 Aubreen Street, Collaroy Plateau

Introduction

On behalf of Mrs Kristy McNab I seek Council consent pursuant to Section 4.55(1A) of the Environmental Planning & Assessment Act 1979 to amend the plans of Development Application No. DA2023/0982 relating to the alterations and additions to a dwelling house, comprising front fence, retaining walls and associated works at 50 Aubreen Street, Collaroy Plateau.

Information

The following information is submitted in support of this application:

- Survey Plan prepared by Bee & Lethbridge dated 08/03/2022.
- Landscape Plans prepared by Serenescapes Landscape Designs Revision J dated 14/09/2023.
- Waste Management Plan prepared by Serenescapes Landscape Designs dated 15/09/2023.
- Cost Summary Report prepared by Serenescapes Landscape Designs dated 15/09/2023.
- Street Level Authorisation Document (SL2022/0088) issued by Northern Beaches Council dated 07/04/2022.
- Stormwater Management Plan prepared by Stellen Civil Engineering dated 18/01/2022.

Proposed modification

It is proposed to amend the approved plans and the Notice of Determination dated 28/08/2023 as detailed in the landscape plans prepared by Serenescapes Landscape Designs Revision J dated 14/09/2023 and as described below:

- Deletion of *Consent Condition 7. Stormwater Disposal*. The stormwater Management Plan included as part of this Section 4.55 Modification illustrates how the proposed stormwater generated by the proposed works will be incorporated into the system as designed as part of the dwelling house application.
- Deletion of *Consent Condition 8. Vehicle Crossings Application*. This condition was included in error as the driveway and associated crossover has been approved as part of the Complying Development Certificate for the construction of the dwelling house (CDC2022/0334). Driveway levels have been applied for and granted and accompany this Section 4.55 Modification.
- Deletion of the front boundary fence and associated vehicular and pedestrian gates that were limited to 1.2 metres in height by *Consent Condition 9. Amendments to the approved plans*.
- Deletion of the side boundary fence as requested by *Consent Condition 9. Amendments to the approved plans*.
- Due to the reduction in the scope of works from the original Development Application, the cost of works has reduced. A new Cost Summary Report accompanies this Section 4.55 Modification.

Comment

It is felt that *Consent Condition 7. Stormwater Disposal*, is unnecessary given the provision of a Stormwater Management Plan.

It is felt that *Consent Condition 8. Vehicle Crossings Application*, was applied in error.

The deletion of the fences as outlined in *Consent Condition 9. Amendments to the approved plans*, will provide a better outcome.

Due to the reduction in scope of works, the cost of works has been amended.

Conclusion

It is felt that the modifications to the Development Application No. DA2023/0982 will have no adverse impact on neighbouring properties or Council infrastructure. It is therefore felt that this modification should be deemed acceptable by Council.

Prepared by Ben Farrar TLA Member Serenescapes Landscape Designs. 22/09/2023