

Memo

Environment

To:	Lashta Haidari , Acting Development Assessment Manager
From:	Thomas Prosser, Planner
Date:	27 August 2021
Application Number:	Mod2021/0649
Address:	Lot 162 DP 35319 , 4 Arabanoo Street SEAFORTH NSW 2092
Proposed Modification:	Modification of Development Consent DA 140/2017 for alterations and additions to the existing dwelling house

Background

The abovementioned development consent was granted by Council on 6 October for Alterations and additions to an existing 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 modify condition No. 1, to provide new plans that lower the level of the garage to align with the level of the approved house.

Consideration of error or mis-description

The original plans provide the garage at a higher level which did not align with the level of the approved dwelling and deck, and did not provide any stairs. This error is corrected by lowering the garage from RL58.310 to RL58.010 (by 300mm).

As such, the new plans with the garage 300mm lower are included in the consent.

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. Mod2021/0649 for Modification of Development Consent DA 140/2017 for alterations and additions to the existing dwelling house on land at Lot 162 DP 35319, 4 Arabanoo Street, SEAFORTH, as follows:

A. 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
C4.55-4 - Ground Floor Plan	6/06/2021	Urban Design and Building Co
C4.55-5 - First Floor Plan	6/06/2021	Urban Design and Building Co
C4.55-6 - Roof Plan	6/06/2021	Urban Design and Building Co
C4.55-7 -Elevations N S	6/06/2021	Urban Design and Building Co
C4.55-8 - Elevations E W	6/06/2021	Urban Design and Building Co
C4.55-9 -Sections C-C, Drive	6/06/2021	Urban Design and Building Co

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



Thomas Prosser, Planner

The application is determined on 27/08/2021, under the delegated authority of:



Lashta Haidari, Acting Development Assessment Manager