

# Memo

## Environment

<b>To:</b>	Luke Perry , Acting Development Assessment Manager
<b>From:</b>	Benjamin Price, Planner
<b>Date:</b>	20 December 2018
<b>Application Number:</b>	Mod2018/0676
<b>Address:</b>	Lot 25 DP 974975 , 26 Lovett Street MANLY VALE NSW 2093
<b>Proposed Modification:</b>	Modification of Development Consent DA2018/0162 granted for alterations and additions to an existing dwelling house

## Background

The abovementioned development consent was granted by Council on 4 May 2018 for alterations and additions to an existing 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 No. 6, which reads as follows:

## 6 Policy Controls

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018

Contribution based on a total development cost of \$ 786,500.00

Contributions	LevyRate	Payable
Total Section 7.12 Levy	0.95%	\$ 7,471.75
Section 7.12 Planning and Administration	0.05%	\$ 393.25
Total	1%	\$ 7,865.00

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council Contributions Plan 2018.

### **Consideration of error or mis-description**

The applicant has advised the originally submitted cost of works was in error and has provided a revised builders quote with a cost of works of \$547,000. It is recommended the condition be amended to the following:

## **6 Policy Controls**

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018

Contribution based on a total development cost of \$ 547,000.00

Contributions	LevyRate	Payable
Total Section 7.12 Levy	0.95%	\$5,196.50
Section 7.12 Planning and Administration	0.05%	\$273.50
Total	1%	\$ 5,470.00

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council Contributions Plan 2018.

## **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. Mod2018/0676 for Modification of Development Consent DA2018/0162 granted for alterations and additions to an existing

dwelling house on land at Lot 25 DP 974975, 26 Lovett Street, MANLY VALE, as follows:

**A. Amend Condition 6 Policy Controls to read as follows:**

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018

Contribution based on a total development cost of \$ 547,000.00

Contributions	LevyRate	Payable
Total Section 7.12 Levy	0.95%	\$5,196.50
Section 7.12 Planning and Administration	0.05%	\$273.50
Total	1%	\$ 5,470.00

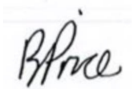
The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council Contributions Plan 2018.

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

**Signed**



**Benjamin Price, Planner**

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



**Luke Perry, Acting Development Assessment Manager**