

Memo

Environment

To:	Claire Ryan , Acting Development Assessment Manager
From:	Kye Miles, Planner
Date:	19 December 2023
Application Number:	Mod2023/0691
Address:	Lot 2 DP 31077 , 42 Pringle Avenue BELROSE NSW 2085
Proposed Modification:	Modification of Development Consent DA2023/1349 granted for Alterations and additions to a dwelling house

Background

The abovementioned development consent was granted by Council on 5 December 2023 for alterations and additions to a 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(s) No. 8, which reads as follows:

8. The applicant is to lodge a bond with Council for the following:

Drainage Works

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$50,000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

Consideration of error or mis-description

Council's Development Engineering department has reviewed the modification and confirms that the proposal does not pose a significant risk to Council's stormwater asset. In this regard, condition No. 8 is recommended to be amended accordingly.

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. Mod2023/0691 for Modification of Development Consent DA2023/1349 granted for Alterations and additions to a dwelling house on land at Lot 2 DP 31077,42 Pringle Avenue, BELROSE, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-398051- Mod2023/0691	The date of this notice of determination	Modification of Development Consent DA2023/1349 granted for Alterations and additions to a dwelling house Modify Condition No. 8 - Construction, Excavation and Associated Works Security Bond(s)

Modified conditions

A. Modify Condition No. 8 - Construction, Excavation and Associated Works Security Bond(s), to read as follows:

The applicant is to lodge a bond with Council for the following:

Drainage Works

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$3000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

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

Signed



Kye Miles, Planner

The application is determined on 19/12/2023, under the delegated authority of:



Claire Ryan, Acting Development Assessment Manager