

Memo

Environment

To:	Steven Findlay , Development Assessment Manager
From:	Daniel Milliken, Planner
Date:	20 October 2014
Application Number:	Mod2014/0190
Address:	Lot 52 DP 871275 , 7 Devon Place COLLAROY NSW 2097
Proposed Modification:	Modification of Development Consent DA2011/1624 granted for Alterations and additions to a dwelling house

Background

The abovementioned development consent was granted by Council on 5 April 2012 for Alterations and additions to a dwelling house. MOD2013/0016 for modifications to the original approved plans was granted consent on 6 May 2013.

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 the cost of works of the development from \$615,275 to \$481,241 and thereby reduce the Section 94A contributions.

Consideration of error or mis-description

The amendments approved under MOD2013/0016 reduced the total cost of works of the development, however, the Section 94A condition was not amended accordingly.

The applicant has provided a cost summary report outlining the costs of the amended development.

Council is satisfied that the cost of works has reduced and therefore the Section 94A contributions should be amended accordingly.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 96(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2014/0190 for Modification of Development Consent DA2011/1624 granted for Alterations and additions to a dwelling house on land at Lot 52 DP 871275 as follows:

A. Modify Condition 5. - Policy Controls to read as follows:

Warringah Section 94A Development Contributions Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Warringah Section 94 Development Contributions Plan

Contribution based on a total development cost of \$481,241

Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$4,571
Section 94A Planning and Administration	0.05%	\$241
Total	1%	\$4,812

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.

Reason: To provide for contributions in accordance with the Warringah Section 94A Development Contributions Plan 2012.

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

Signed

Daniel Milliken, Planner

The application is determined under the delegated authority of:

Steven Findlay, Development Assessment Manager

ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 MOD2014/0190	7 Devon Place COLLAROY NSW 2097 - Section 96 Modifications - Section 96 (1) Misdescription	04/09/2014
 2014/272403	DA Acknowledgement Letter - Juully Christine Lyons - William John Lyons	04/09/2014
 2014/273388	modification application form	04/09/2014
 2014/273400	applicant details	04/09/2014
 2014/273405	quotation	04/09/2014
 2014/283973	File Cover	16/09/2014
 2014/283979	ignore Request further information	16/09/2014