

Memo

Environment

To:	Steven Findlay , Development Assessment Manager
From:	Thomas Prosser, Planner
Date:	20 May 2019
Application Number:	Mod2019/0224
Address:	Lot 71 DP 9517 , 13 Beatrice Street CLONTARF NSW 2093
Proposed Modification:	Modification of Development Consent DA2018/1888 granted for alterations and additions to a dwelling house

Background

The abovementioned development consent was granted by Council on 8 April 2019 for alterations and additions to a 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. Manly DCP (Clause 2.2) 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 delete condition(s) No. 8- Pre-Construction Stormwater Assets and Water mains Dilapidation Report, which reads as follows:

Survey a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets and any water mains is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

The pre-construction / demolition dilapidation report must be submitted to Council for approval and the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure

Consideration of error or mis-description

The condition requires a survey for Council's Stormwater assets. A search of Council's mapping system has found that there are no stormwater assets within any distance of the development in which the proposed development would have any material impact. Council's Engineer also stated that "there are

no pipelines near the site". As such, the conditioned requirement for a dilapidation survey is unsubstantiated and it is considered the condition was placed in error.

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. Mod2019/0224 for Modification of Development Consent DA2018/1888 granted for alterations and additions to a dwelling house on land at Lot 71 DP 9517, 13 Beatrice Street, CLONTARF, as follows:

A. Delete Condition No. 8- Pre-Construction Stormwater Assets and Water mains Dilapidation Report to read as follows:

Survey a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets and any water mains is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

The pre-construction / demolition dilapidation report must be submitted to Council for approval and the Principal Certifying Authority 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



Thomas Prosser, Planner

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



Steven Findlay, Manager Development Assessments