

Memo

Environment

To:	Adam Richardson , Development Assessment Manager
From:	Stephanie Gelder, Planner
Date:	2 December 2024
Application Number:	Mod2024/0651
Address:	Lot 2 DP 238659 , 12 Hillslope Road NEWPORT NSW 2106
Proposed Modification:	Modification of Development Consent DA2023/1431 granted for Alterations and additions to a dwelling house including secondary dwelling

Background

The abovementioned development consent was granted by Council on 3 November 2023 for Alterations and additions to a dwelling house including secondary dwelling.

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 delete Condition 9, and Council's Development Engineer has recommended deletion of Condition 32 and Condition 35 that reads as follows:

9. Construction, Excavation and Associated Works Security Bond(s)

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 wor

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the i

Reason: Protection of Council's infrastructure.

32. Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets)

The Applicant shall submit a post-construction Dilapidation Survey of Council's Stormwater Assets Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset in order to de are available at

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/generalinformation/engineeri>

The post-construction / demolition dilapidation report must be submitted to Council for review and a rectified prior to the release of any Drainage security bonds. Council's acceptance of the Dilapidatic

the Occupation Certificate.

Reason: Protection of Council's infrastructure.

35. Certification of Structures Located Adjacent to Council Pipeline or Council Easement

The Applicant shall submit a suitably qualified Structural Engineer's certification that the completed Northern Beaches Council's Water Management for Development Policy and the approved Construction submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Protection of Council's infrastructure

Consideration of error or mis-description

Council's Development Engineer has reviewed the proposal, and has provided the following comments:

The removal of the following conditions of consent is supported:

- 9. Construction, Excavation and Associated Works Security Bond(s) Drainage Works
- 32. Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets)
- 35. Certification of Structures Located Adjacent to Council Pipeline or Council Easement

All other engineering conditions of consent are to be retained.

As the proposed works are significantly distanced from Council's stormwater infrastructure, it is considered that the imposed conditions are not required as the proposed works will not result in an impact to Council's stormwater assets.

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. Mod2024/0651 for Modification of Development Consent DA2023/1431 granted for Alterations and additions to a dwelling house including secondary dwelling on land at Lot 2 DP 238659, 12 Hillslope Road, NEWPORT, as follows:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-489879 Mod2024/0651	The date of this notice of determination	Modification of Development Consent DA2023/1431 granted for Alterations and additions to a dwelling house including secondary dwelling

		Delete Condition 9 - Construction, Excavation and Associated Works Security Bond(s) Delete Condition 32 - Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets) Delete Condition 35 - Certification of Structures Located Adjacent to Council Pipeline or Council Easement
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Modified conditions

A. Delete Condition 9 - Construction, Excavation and Associated Works Security Bond(s), to read as follows:

DELETED.

B. Delete Condition 32 - Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets), to read as follows:

DELETED.

C. Delete Condition 35 - Certification of Structures Located Adjacent to Council Pipeline or Council Easement, to read as follows:

DELETED.

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

Signed



Stephanie Gelder, Planner

The application is determined on 02/12/2024, under the delegated authority of:



Adam Richardson, Manager Development Assessments