

Memo

Environment

To:	Steven Findlay , Development Assessment Manager
From:	Catriona Shirley, Planner
Date:	11 May 2017
Application Number:	Mod2017/0100
Address:	Lot 2506 DP 752038 , 2506 / 0 Bundaleer Street BELROSE NSW 2085
Proposed Modification:	Modification of Development Consent DA2013/0587 granted for Construction of a boarding house

Background

The development consent was granted by Council on 28 August 2014 (date of operative consent) for DA2013/0587 - Construction of a boarding 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 delete condition No.34, which reads as follows:

Kitchen Design, construction and fit out of food premises certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from a person who is eligible as a 'Member' of Environmental Health Australia (EHA) that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.
Reason: Public Safety. (DACENE09)

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. Mod2017/0100 for Modification of Development Consent DA2013/0587 granted for Construction of a boarding house on land at Lot 2506 DP 752038, 2506 / 0 Bundaleer Street, BELROSE, as follows:

NORTHERN BEACHES COUNCIL

A. Delete Condition 34

[Deleted]

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

Catriona Shirley, 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.

NORTHERN BEACHES COUNCIL

ATTACHMENT C

Reference Number	Document	Date
 2017/111432	Plans - Approved Stamped Plans	15/12/2015
 2017/111441	Plans - Master Set	15/08/2016
 2017/115930	Condition 34 Food premises kitchen design comments from Environmental Health	13/04/2017
 2017/111437	Environmental Health and Protection Referral Response - Notes	14/04/2017
 2017/111435	E-mail - Condition 34	14/04/2017
 2017/111457	DELETE	14/04/2017
 2017/111431	Report - Statement of Environmental Effects	18/04/2017
 MOD2017/0100	Lot 2506/ Bundaleer Street BELROSE NSW 2085 - Section 96 Modifications - Section 96 (1) Misdescription	19/04/2017
 2017/107871	DA Acknowledgement Letter - Vigor Master Pty Ltd	19/04/2017
 2017/111428	Modification Application Form	21/04/2017
 2017/111430	Applicant Details	21/04/2017
 2017/117034	General Query - Building Works - 2506 Bundaleer Street Belrose	26/04/2017
 2017/116092	Health and Protection (Food Premises, Skin Pen.) - Assessment Referral - Mod2017/0100 - 2506 / 0 Bundaleer Street BELROSE NSW 2085	27/04/2017
 2017/129177	Environmental Health and Protection Referral Response - commercial use	10/05/2017
 2017/130818	Delete - SUPERSEDED	11/05/2017