

18 September 2020

Robert Giulio Galati
127 Parkes Road
COLLARROY PLATEAU NSW 2097

Dear Sir/Madam

Application Number: Mod2020/0368
Address: Lot 101 DP 862644 , 127 Parkes Road, COLLARROY PLATEAU NSW 2097
Proposed Development: Modification of Development Consent DA2020/0013 granted for alterations and additions to a dwelling house

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at www.northernbeaches.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to council@northernbeaches.nsw.gov.au

Regards,



Megan Surtees
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0368
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Robert Giulio Galati
Land to be developed (Address):	Lot 101 DP 862644 , 127 Parkes Road COLLAROY PLATEAU NSW 2097
Proposed Development:	Modification of Development Consent DA2020/0013 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	18/09/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA020 (Rev 2) Site Plan	2 August 2020	Leffler Simes Architects
DA50 (Rev P2) Ground Floor Demolition Plan	2 August 2020	Leffler Simes Architects
DA100 (Rev 3) Ground Floor Plan	15 September 2020	Leffler Simes Architects
DA101 (Rev 3) First Floor Plan	15 September 2020	Leffler Simes Architects
DA150 (Rev 4) South and East Elevations	17 September 2020	Leffler Simes Architects
DA151 (Rev 4) West Elevation	17 September 2020	Leffler Simes Architects
DA160 (Rev 3) Section 1 and Section 2	15 September 2020	Leffler Simes Architects

Engineering Plans		
Drawing No.	Dated	Prepared By
DA300 (Rev 2) Sediment Control Detail	2 August 2020	Leffler Simes Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

BASIX Certificate (A280394_03)	15 September 2020	Robert Galati
Updated Plans Letter	30 July 2020	Ascent Geotechnical Consulting Pty Ltd

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

f) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
DA300 (Rev 2) Waste Management Plan	January 2020	Leffler Slmes Architects
Waste Management Plan	Not Dated	Not Signed

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Add Condition 10A Amendments to Window Schedule to read as follows:

W-05 (sliding window) is to be reduced in size to a height of 500mm, with a sill height of 1.6m from the finished floor level of the first floor.

Reason: To ensure privacy is obtained for the occupants of the subject site and the adjoining property.

Important Information

This letter should therefore be read in conjunction with DA2020/0013

Planning Principles

In a merit consideration of the proposal, consideration of the development has been given against the Land and Environment Court Planning Principle in relation to The extent of demolition - alterations and additions or a new building detailed in Edgar Allan Planning Pty Limited v Wollahra Municipal Council [2006] NSWLEC 790 as follows:	
Will the development result in an alteration to an existing by more than half (50%) of the existing external fabric of the building is demolished? (Note: The area of the existing external fabric is taken to be the surface area of all the existing external walls, the roof measured in plan and the area of the lowest habitable floor)	No
Is the development considered to be Alterations and additions; or	Yes
Is the development considered to be a new building	No

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

Right to Review by the Council


You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Megan Surtees, Planner

Date 18/09/2020