

2 May 2018



SketchArc  
PO Box 377  
Manly NSW 1655

Dear Sir/Madam

**Application Number:** Mod2017/0348  
**Address:** Lot 2 DP 68123 , 27 Francis Street, FAIRLIGHT NSW 2094  
**Proposed Development:** Modification of Development Consent DA0157/2017 granted for Alterations and additions to the existing dwelling house.

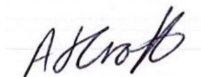
Please find attached the Notice of Determination for the above mentioned Application.

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Adam Croft  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2017/0348
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	SketchArc
<b>Land to be developed (Address):</b>	Lot 2 DP 68123 , 27 Francis Street FAIRLIGHT NSW 2094
<b>Proposed Development:</b>	Modification of Development Consent DA0157/2017 granted for Alterations and additions to the existing dwelling house.

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	01/05/2018
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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
S96-3 Site Analysis	13 December 2017	SketchArc
S96-4 Lower Floor Plan	13 December 2017	SketchArc
S96-5 Ground Floor Plan	13 December 2017	SketchArc
S96-6 Mezzanine Floor Plan	13 December 2017	SketchArc
S96-7 Roof Floor Plan	13 December 2017	SketchArc
S96-8 Elevation - North	13 December 2017	SketchArc
S96-9 Elevation - South	13 December 2017	SketchArc
S96-10 Elevations - East & West	13 December 2017	SketchArc
S96-11 Sections - A-A & B-B	13 December 2017	SketchArc

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A266411_02	29 May 2017	Phil Brown Drafting

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:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

**B. Add Condition ANS01A to read as follows:**

ANS01A

The lower floor window W1B is to be:

- i) Fixed and unopenable; and
- ii) Frosted/translucent.

Plans demonstrating compliance with this condition are to be submitted to the Council/Principal Certifying Authority prior to the issue of a Construction Certificate.

Reason: To maintain visual privacy for the adjacent property at No. 25 Francis Street.

## Important Information

This letter should therefore be read in conjunction with DA0159/2017 - Alterations and additions to the existing dwelling house - Approved 29 September 2017. .

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.

Section 97AA 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.

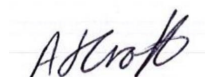
## Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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

**Signed**

On behalf of the Consent Authority





northern  
beaches  
council

Name Adam Croft, Planner

Date 01/05/2018