

12 August 2022



Sam Gleeson
1/91 Campbell Street
SURRY HILLS NSW 2010

Dear Sir/Madam

Application Number: Mod2022/0091
Address: Lot 74 DP 7310 , 48 Johnson Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2020/1723 granted for Demolition works and construction of a dwelling house including swimming pool

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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0091
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Sam Gleeson
Land to be developed (Address):	Lot 74 DP 7310 , 48 Johnson Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2020/1723 granted for Demolition works and construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	11/08/2022
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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
DA10 GF Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA11 1F Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA12 Roof Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA13 Site Plan	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA20 Elevations - North & East	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA21 Elevations - South & West	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA22 Sections - B & B1	Rev. B, 4 February 2022	MCK Architecture + Interiors

DA30 Section A	Rev. C, 4 February 2022	MCK Architecture + Interiors
DA31 Sections - C & E	Rev. B, 4 February 2022	MCK Architecture + Interiors

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1273438S	1 February 2022	Ecological Design Pty Ltd

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

c) 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.

B. Add Condition 14A. Retaining walls to read as follows:

14A. Retaining Walls

All new retaining walls shall be adequately engineered and located wholly within the subject property.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

C. Modify Condition 15. Tree Removal Within the Property to read as follows:

15. Tree Removal Within the Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- i) Callistemon viminalis, currently located within proposed driveway footprint, T3
- ii) Cupressus torulosa, currently located within the footprint of the proposed driveway, T4
- iii) Syragus romanzoffiana, within the footprint of proposed hard surfacing, exempt species T5
- iv) Jacaranda mimosifolia within the footprint of proposed dwelling T7
- v) Viburnum odoratissimum located in rear yard and within footprint of proposed pool T8

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal.

Reason: To enable authorised building works.

Important Information

This letter should therefore be read in conjunction with DA2020/1723 dated 20 April 2021.

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

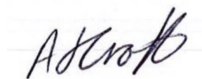
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment 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 Adam Croft, Planner

Date 11/08/2022