

NORTHERN BEACHES COUNCIL

1 August 2016



David Andrew Quinn
Po Box 4198
NORTH CURL CURL NSW 2099

Dear Sir/Madam

Application Number: Mod2016/0017
Address: Lot 867 DP 595584 , 11 Farnell Street, CURL CURL NSW 2096
Proposed Development: Modification of Development Consent No.DA2014/1321 granted for alterations and additions to an existing dwelling

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Phil Lane
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0017
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	David Andrew Quinn
Land to be developed (Address):	Lot 867 DP 595584 , 11 Farnell Street CURL CURL NSW 2096
Proposed Development:	Modification of Development Consent No.DA2014/1321 granted for alterations and additions to an existing dwelling

DETERMINATION - APPROVED

Made on (Date)	01/08/2016
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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
S96-01	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-02	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-03	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-04	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-05	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-06	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-07	18 January 2016	Howard K Smith & Associates Pty Ltd

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S96-08	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-09	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-10	18 January 2016	Howard K Smith & Associates Pty Ltd
S96-11	18 January 2016	Howard K Smith & Associates Pty Ltd

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

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

B. Add Condition 2A- Amendments to the approved plans to read as follows:

The following amendments are to be made to the approved plans:

- All development is to be contained within the subject sites lot boundaries.
- No approval is given to any works to the garage (with the exception of relocation of the stairs and the lift to the northern portion of the garage). This also includes the proposed works above the garage including a new terrace and raised garage ceiling height. The maximum height of the garage roof is to be no higher than RL20.53 as per the approved plan DA-11 (Issue B) dated 30 April 2015 via DA2014/1321.
- The lower floor level is to be used only for storage.

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

Reason: Ensuring development minimises unreasonable impacts in accordance with WLEP2011 and WDCP and current legal proceedings. (DACPLB02)

C. Add Condition 15A - Window modifications to read as follows:

Window G3 (Storeroom) as shown on the approved plans is to either have a minimum sill height of 1.5m above the finished floor level, or be constructed with obscure glazing to a minimum height of 1.5m above the finished floor level.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: In order to maintain privacy to the adjoining properties. (DACPLC06)

D. Add Condition 19A - Sub-soil drainage

The installation of suitable sub-soil seepage drainage shall be installed between the dwelling and southern boundary and discharged directly to Council's nearest stormwater drainage line being Farnell Street and is to be carried out in

accordance with relevant Australian Standards.

(Note: At the time of determination the following (but not limited to) Standards applied:

- Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 Plumbing and drainage - Stormwater drainage
- Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 / Amdt 1 - 2006 Plumbing and drainage - Stormwater drainage.)

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate drainage and stormwater management on site to protect amenity of residents.
(DACENC10)

Important Information

This letter should therefore be read in conjunction with DA2014/1321 dated 21 July 2015.

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

Signature _____

Name Phil Lane, Senior Development Planner

Date 01/08/2016