

12 February 2020



Pittwater Design & Draft
PO BOX 1573
MONA VALE NSW 1660

Dear Sir/Madam

Application Number: Mod2020/0013
Address: Lot 76 DP 226445 , 40 Towradgi Street, NARRAWEENA NSW 2099
Proposed Development: Modification of Development Consent DA2019/0906 granted for alterations and additions to a dwelling house including a 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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0013
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Pittwater Design & Draft
Land to be developed (Address):	Lot 76 DP 226445 , 40 Towradgi Street NARRAWEENA NSW 2099
Proposed Development:	Modification of Development Consent DA2019/0906 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	12/02/2020
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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
DA-01 Issue 4 - SITE PLAN	24 October 2019	Pittwater Design and Draft
DA-02 Issue 4 - LOWER FLOOR + SWIMMING POOL PLAN	24 October 2019	Pittwater Design and Draft
DA-05 Issue 4 - East + West ELEVATIONS	24 October 2019	Pittwater Design and Draft
DA-06 Issue 4 - NORTH ELEVATION	24 October 2019	Pittwater Design and Draft

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.

B. Delete Condition No. 7 - Amendments to the approved plans

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

- The swimming pool deck on the northern elevation is to incorporate a solid timber privacy screen with no greater than 25% openings, measured at a height of at least 1.8m above the finished floor level. The privacy screen is to be designed in accordance with all relevant legislative requirements noted within Condition 3 (k) (1) of this consent.

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. Add Condition - Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Response Ausgrid Referral	05 February 2020

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Important Information

This letter should therefore be read in conjunction with DA2019/0906 dated 03 October 2019.

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.



northern
beaches
council

Signed

On behalf of the Consent Authority

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a flourish.

Name

Kye Miles, Planner

Date

12/02/2020