

24 May 2022



Kathryn Terese Turner
24 Lauderdale Avenue
FAIRLIGHT NSW 2094

Dear Sir/Madam

Application Number: Mod2022/0184
Address: Lot 1 DP 959013 , 24 Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2021/1742 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,



Megan Surtees
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0184
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kathryn Terese Turner
Land to be developed (Address):	Lot 1 DP 959013 , 24 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2021/1742 granted for Alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	24/05/2022
-----------------------	------------

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-0201 Site Analysis Plan (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0202 Proposed Ground Floor Plan (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0203 Proposed Roof Plan (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0204 Proposed South Elevation (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0205 Proposed North Elevation (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0206 Proposed East Elevation (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0207 Proposed West Elevation (Rev C)	08.03.22	Noble Architecture Pty Ltd
DA-0208 Proposed Section A-A (Rev C)	08.03.22	Noble Architecture Pty Ltd

Engineering Plans		
Drawing No.	Dated	Prepared By
C-100 (Rev F) Stormwater Management Plan	25.04.22	Escape Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate A429037_02	23 March 2022	Noble Architecture
Arboricultural Impact Assessment (AIA) Report	21 March 2022	Margot Blues Consulting Arborist

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.

C. Add **Condition 2A Compliance with Other Department, Authority or Service Requirements** to read as follows:

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
Ausgrid	Response Ausgrid Referral

(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.

D. Add **Condition 7A. External Finishes to Roof** to read as follows:

The external finish to the roof shall have a medium to dark range in colour in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

Important Information

This letter should therefore be read in conjunction with DA2021/1742 dated 5 November 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

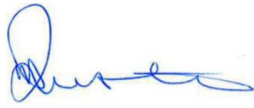
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment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

Date 24/05/2022