

19 July 2021



Collins Caddaye Architects
Shop 13 14-16 Franklin Street
GRIFFITH NSW 2603

Dear Sir/Madam

Application Number: Mod2021/0408
Address: Lot 33 DP 12186 , 37 Parkes Street, MANLY VALE NSW 2093
Proposed Development: Modification of Development Consent DA2020/0224 granted for alterations and additions to 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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0408
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Collins Caddaye Architects
Land to be developed (Address):	Lot 33 DP 12186 , 37 Parkes Street MANLY VALE NSW 2093
Proposed Development:	Modification of Development Consent DA2020/0224 granted for alterations and additions to a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	16/07/2021
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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) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A010	17/06/21	CCA
A011	17/06/21	CCA
A012	17/06/21	CCA
A015	17/06/21	CCA
A020	17/06/21	CCA
A021	17/06/21	CCA
A022	17/06/21	CCA
A030	17/06/21	CCA
A031	17/06/21	CCA
A060	17/6/21	CCA

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B. Add Condition No.14A - Privacy - to read as follows:

A 1.8 metre privacy screen (measured from finished floor level) is to be erected along the western edge of the ground floor deck as shown on the approved plans. The privacy screen shall extend 3.9m from the rear wall adjacent bedroom 4.

The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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 property.

C. Add Condition No.15A - Installation and Maintenance of Sediment and Erosion Control - to read as follows:

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

Important Information

This letter should therefore be read in conjunction with DA2020/0224 dated 28 May 2020.

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.

Signed On behalf of the Consent Authority



Name Maxwell Duncan, Planner

Date 16/07/2021