

1 March 2021



Christopher James Kelly
13 Gardere Avenue
CURL CURL NSW 2096

Dear Sir/Madam

Application Number: Mod2020/0704
Address: Lot 20 DP 16081 , 30 Lancaster Crescent, COLLAROY NSW 2097
Proposed Development: Modification of Development Consent DA2019/0092 granted for alterations and additions to a dwelling house including conversion of an existing garage into a secondary 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 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,



Kent Bull
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0704
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Christopher James Kelly
Land to be developed (Address):	Lot 20 DP 16081 , 30 Lancaster Crescent COLLAROY NSW 2097
Proposed Development:	Modification of Development Consent DA2019/0092 granted for alterations and additions to a dwelling house including conversion of an existing garage into a secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	01/03/2021
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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) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
2.3 (Ground Floor Plan)	15/12/2020	Davis Architects
3.4, Rev. B (Elevations West)	15/12/2020	Davis Architects

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. Modify Condition 2 Amendments to the approved plans under heading DEVELOPMENT CONSENT OPERATIONAL CONDITIONS to read as follows:

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

a) Window W13 on the western elevation of the first floor, adjoining the walk in robe, is to be translucent (frosted) glazing.

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. Delete Condition 11 Amendments to the approved plans under heading CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE to read as follows:

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

a) Window W13 on the western elevation of the first floor, adjoining the walk in robe, is to be translucent (frosted) glazing.

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.

D. Add Condition 24A Required Planting under heading CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE to read as follows:

Trees shall be planted in accordance with the following schedule:

Minimum No. of Trees Required.	Species	Location
1	Native tree species capable of attaining a minimum height of 5 metres at maturity	Front or Rear

Tree planting shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight or where the proposed tree location may impact upon significant views.

Native tree planting species shall be selected from Council's list:
www.northernbeaches.nsw.gov.au/environment/native-plants/native-plant-species-guide.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA2019/0092 dated 19 June 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.

Signed On behalf of the Consent Authority



Name Kent Bull, Planner

Date 01/03/2021