

6 May 2020

Craig William Archer  
24 Iluka Avenue  
ELANORA HEIGHTS NSW 2101

Dear Sir/Madam

**Application Number:** Mod2020/0171  
**Address:** Lot 19 DP 13643 , 24 Iluka Avenue, ELANORA HEIGHTS NSW 2101  
**Proposed Development:** Modification of Development Consent DA2019/1089 granted for alterations and additions to a dwelling house

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Kye Miles  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0171
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Craig William Archer
<b>Land to be developed (Address):</b>	Lot 19 DP 13643 , 24 Iluka Avenue ELANORA HEIGHTS NSW 2101
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1089 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	05/05/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **B. Delete Condition 11. Vehicle Crossings Application, which reads as follows:**

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

#### **D. Delete Condition 16. Vehicle Crossings, which reads as follows**

The Applicant is to construct one vehicle crossing 3.5 metres wide at the kerb to 4.5 metres wide at the boundary in accordance with Northern Beaches Council Drawing No A4-3330/2 NH and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

### Important Information

This letter should therefore be read in conjunction with DA2019/1089 dated 26 November 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                      Kye Miles, Planner

Date                      05/05/2020