

9 December 2019



Micris Design Pty Ltd
361 Stoney Creek Road
KINGSGROVE NSW 2208

Dear Sir/Madam

Application Number: Mod2019/0409
Address: Lot B DP 377414 , 2 Tourmaline Street, NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2018/1290 granted for alterations and additions to an existing 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

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,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0409
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Micris Design Pty Ltd
Land to be developed (Address):	Lot B DP 377414 , 2 Tourmaline Street NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2018/1290 granted for alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	27/11/2019
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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:

The plans and documents listed in the "Notice of Determination" made on 23 January 2019 in relation to DA2018/1290, as modified by,

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Analysis Plan A100 Rev C	14/08/2019	Micris Design Pty Ltd
Ground Floor Demolition Plan A101 Rev A	14/08/2019	Micris Design Pty Ltd
Site, Ground Floor, First Floor Plan A102 Rev C	14/08/2019	Micris Design Pty Ltd
East, north,south, west elevation and section A103 Rev C	14/08/2019	Micris Design Pty Ltd

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.2 Amendments to the approved plans as follows:

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

- The first floor is to maintain a minimum setback of 2.5 metres to the southern boundary
- The first floor is to maintain a minimum setback of 3.0 metres to the western boundary
- The sill height of window W7 is to be a minimum height of 1.5m above the finished floor level.

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.

B. Add Condition No.2a Amendments to the approved plans to read as follows:

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

- a) Windows W6, adjoining the en-suite on the southern elevation are to be fitted with obscure glazing.
- b) Window W7 adjoining the stairwell on the southern elevation is to be fitted with obscure glazing to a minimum height of 1.5m above the finished floor level.
- c) Window W7 adjoining the sitting room on the southern elevation is to be fitted with obscured glazing to a minimum height of 1.5m above the finished floor level.
- c) The glass privacy screens adjoining the ground and first floor rear balconies on the southern elevation are to be fitted with obscure glazing.
- d) The roof is not to encroach above the road reserve on Pacific Lane, and is to remain wholly within the property boundaries.

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.

Important Information

This letter should therefore be read in conjunction with DA2018/1290 23 January 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, appearing to read "Steven Findlay".

Name

Steven Findlay, Manager Development Assessments

Date

27/11/2019