

4 March 2016



Garry David Sexton
P O Box 644
TERREY HILLS NSW 2084

Dear Sir/Madam

Application Number: Mod2015/0283
Address: Lot 1 DP 586163 , 4 Notting Lane, COTTAGE POINT NSW 2084
Proposed Development: Modification of Development Consent DA2013/0677 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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Alex Keller
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2015/0283
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Garry David Sexton
Land to be developed (Address):	Lot 1 DP 586163 , 4 Notting Lane COTTAGE POINT NSW 2084
Proposed Development:	Modification of Development Consent DA2013/0677 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	03/03/2016
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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:

1A. Modification of Consent - Approved Plans and supporting Documentation

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
North Elevation DA05 Issue C	1/11/2015	Karla Walford Architect
North Elevation (Cottage) DA13 Issue C	1/11/2015	Karla Walford Architect

Reports / Documentation – All recommendation's and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Safety Provision CR-103-4	26/10/2015	Sydney Bushfire Consultants

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

B. Insert Condition "1B Compliance with other Department, Authority or Service requirements" to read as follows:

1B. Compliance with other Department, Authority or Service requirements

The development must be carried out in compliance with the following:

Other Department, Authority or Service	eServices Reference	Dated
Aboriginal Heritage Office	Response AHO Referral	4 January 2016

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's.

C. Insert Condition "1C Fencing work" to read as follows:

1C. Fencing Work

The fencing structure is to be contained within Lot 1 DP586163 subject to any boundary fencing/work agreement made under the *Dividing Fences Act 1991* affecting adjacent land.

(Note: Matters relevant to the the *Dividing Fences Act 1991* are administered through the Local Court system, including the Community Justice Centre.)

Reason: Compliance with the approved plans for construction.

Important Information

This letter should therefore be read in conjunction with DA2013/0677 dated 12 September 2013.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Alex Keller, Senior Development Planner

Date 03/03/2016