

7 December 2020

Centric Architects
202 / 20 Dale Street
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2020/0374
Address: Lot 1 DP 550328 , 7 Mona Street, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2019/1209 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

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,



Penny Wood
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0374
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Centric Architects
Land to be developed (Address):	Lot 1 DP 550328 , 7 Mona Street MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2019/1209 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	07/12/2020
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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
0327 - 2000 Issue H (Site Plan)	3 December 2020	Centric Architects Pty Ltd
0327 - 2300 Issue C (Site Siltation & Management Plan)	3 December 2020	Centric Architects Pty Ltd
0327 - 4000 Issue H (Floor Plan)	3 December 2020	Centric Architects Pty Ltd
0327 - 5000 Issue C (North & West Elevations)	3 December 2020	Centric Architects Pty Ltd
0327 - 7000 Issue C (Boundary Fence & Gates Details)	3 December 2020	Centric Architects Pty Ltd

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

c) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
Northern Beaches Waste Management Plan	13 August 2020	Centric Architects Pty Ltd

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

B. Add Condition 3A Fencing Height / Vegetation - to read as follows:

3A Fencing Height / Vegetation

All fencing and/or vegetation along the frontage road(s) shall not impede pedestrian or driver visibility. This requires that vegetation does not exceed one (1) metre in height. Appropriate plants shall be selected within the 2.0 x 2.5m splay to ensure this condition is met.

Reason: To ensure maximum vehicular and pedestrian visibility.

C. Add Condition 3B Ongoing Management to read as follows:

3B Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.

D. Add Condition 6A Sight distance at property boundary to read as follows:

6A Sight Distance at Property Boundary

To comply with the line of sight requirements, a metre on both sides of the vehicle entry gate is to comply with the 25 percent permeability requirement of the adjoining fence panels. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain pedestrian safety.

E. Add Condition 6B Fence Colours and Materials to read as follows:

6B Fence Colours and Materials

The colours and materials of the proposed front fence are to be a medium to dark colour range, consistent with *Part D9.3* of the Pittwater 21 DCP. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure finishes are of a low reflectivity and compatible with the surrounding natural environment.

F. Add Condition 6C Front Fence Height to read as follows:

6C Front Fence Height

The proposed front fence, and associated pedestrian and vehicle gate, is not to exceed 1.65m in height at any point along the front boundary line.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate.

Reason: To ensure the proposed development complements the existing streetscape and surrounding locality.

Important Information

This letter should therefore be read in conjunction with DA2019/1209 dated 9 December 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 Penny Wood, Planner

Date 07/12/2020