

12 June 2015



Selena Jane Mohr
34 Robert Avenue
NORTH MANLY NSW 2100

Dear Sir/Madam

Application Number: Mod2015/0083
Address: Lot 18 DP 249823 , 34 Robert Avenue, NORTH MANLY NSW 2100
Proposed Development: Modification of Development Consent DA2014/0837 granted for Alterations and additions to a dwelling house and construction of a swimming pool and driveway

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:	Mod2015/0083
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Selena Jane Mohr
Land to be developed (Address):	Lot 18 DP 249823 , 34 Robert Avenue NORTH MANLY NSW 2100
Proposed Development:	Modification of Development Consent DA2014/0837 granted for Alterations and additions to a dwelling house and construction of a swimming pool and driveway

DETERMINATION - APPROVED

Made on (Date)	05/06/2015
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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
DAMod1003 Site Plan	27/4/2015	Rapid Plans
DAMod1005 Demolition Plan	27/4/2015	Rapid Plans
DAMod2001 Ground Floor	27/4/2015	Rapid Plans
DAMod2002 Roof	27/4/2015	Rapid Plans
DAMod3001 Section 1	27/4/2015	Rapid Plans
DAMod3002 Section 2	27/4/2015	Rapid Plans
DAMod3003 Section Drive	27/4/2015	Rapid Plans
DAMod3004 Sections Pool	27/4/2015	Rapid Plans
DAMod4001 Elevation 1	27/4/2015	Rapid Plans

DAMod4002 Elevation 2	27/4/2015	Rapid Plans
DAMod5005 Colours & Finishes Sample Board	27/4/2015	Rapid Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Basix Report A194619_02	23/4/ 2015	Rapid Plans

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:

Erosion Control / Waste Management Plan		
Drawing No.	Dated	Prepared By
DAMod1007 Sediment & Erosion Control Plan	27/4/2015	Rapid Plans
DAMod1008 Waste Management Plan	27/4/2015	Rapid Plans

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Modify Condition 2 to read as follows:

2. Compliance with Other Department, Authority or Service Requirements

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

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Service Authority	Dated	Prepared By
(Ausgrid) - Referral Response - Ausgrid - 34 Robert Avenue North Manly	26 May 2015	Ausgrid

(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. (DACPLB02)

Important Information

This letter should therefore be read in conjunction with DA2014/0837 dated 22/10/2014.

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 05/06/2015