

27 August 2021

Envirostructure
48 Kalang Road
ELANORA HEIGHTS NSW 2101

Dear Sir/Madam

Application Number: Mod2021/0530
Address: Lot 132 DP 13643 , 34 Lumeah Avenue, ELANORA HEIGHTS NSW 2101
Proposed Development: Modification of Development Consent DA2021/0264 granted for demolition works and the construction of a dwelling house and swimming pool

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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0530
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Envirotexture
Land to be developed (Address):	Lot 132 DP 13643 , 34 Lumeah Avenue ELANORA HEIGHTS NSW 2101
Proposed Development:	Modification of Development Consent DA2021/0264 granted for demolition works and the construction of a dwelling house and swimming pool

DETERMINATION - APPROVED

Made on (Date)	27/08/2021
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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
A3 21.02 - Ground Floor Plan - Rev D	May 2021	Envirotexture
A3 30.01 - Elevations - Rev C	May 2021	Envirotexture

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

B. Modify Condition Obscured glazing to WG03 and WG04 - 12 to read as follows:

Windows WG03 and WG04 are to be provided with obscure glazing to a height of 1.7m above FFL.

The windows may also be provided with a tilt opening mechanism.

Details are to be provided prior to the issue of a Construction Certificate.

Reason: To minimise opportunity for overlooking.

Important Information

This letter should therefore be read in conjunction with DA2021/0264.

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 Thomas Prosser, Planner

Date 27/08/2021