

21 November 2018

Nicholas Gordon Austin , Nicole Deanne Austin  
C/- Nolan Planning Consultants 75 Oliver Street  
FRESHWATER NSW 2096

Dear Sir/Madam

**Application Number:** Mod2018/0557  
**Address:** Lot 7 DP 7022 , 59 Albert Street, FRESHWATER NSW 2096  
**Proposed Development:** Modification of Development Consent DA2018/0839 granted for Alterations and Additions to existing dwelling including the construction of 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Renee Ezzy  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2018/0557
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Nicholas Gordon Austin Nicole Deanne Austin
<b>Land to be developed (Address):</b>	Lot 7 DP 7022 , 59 Albert Street FRESHWATER NSW 2096
<b>Proposed Development:</b>	Modification of Development Consent DA2018/0839 granted for Alterations and Additions to existing dwelling including the construction of swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	13/11/2018
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Modify Condition 9. No extension to the driveway crossing to read as follows:

##### 9. Vehicle Crossings Application

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the payment of the fee in accordance with Council's Fees and Charges. The fee includes all Council inspections relating to the driveway construction and must be paid.

Approval of the application by Council is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property. (DACPLCPCC2)

#### B. Add Condition 9A. Vehicle Crossings to read as follows:

##### 9A. Vehicle Crossings

The existing crossing is to be widened to 3.0 meters at the boundary and 2.6 meters at the gutter alignment measured from the northern boundary of the property and constructed in accordance with Northern Beaches Council vehicular crossing profile and specifications. This recommended crossing dimensions are in order to maintain two street car parking spaces. The Bin Storage area is to be located on the southern side of the driveway/car space within the site.

An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

It is to be noted that required Telstra pit adjustment/reconstruction must be completed and a written letter approval for the completed works must be submitted to Council prior to any form work inspection.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

## Important Information

This letter should therefore be read in conjunction with DA2018/0839 dated 20 September 2018.

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.

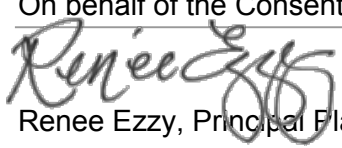
Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

## 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

**Name**                        
Renee Ezzy, Principal Planner

**Date**                        13/11/2018