

9 September 2021



Jean Stewart
4 La France Court
MERMAID WATERS NSW 4218

Dear Sir/Madam

Application Number: Mod2021/0582
Address: Lot A DP 313797 , 42 Upper Clifford Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2020/0706 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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0582
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jean Stewart
Land to be developed (Address):	Lot A DP 313797 , 42 Upper Clifford Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2020/0706 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	06/09/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No. 1B - 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
1901/MOD203	2 August 2021	Stewart Design Studio
1901/MOD204	2 August 2021	Stewart Design Studio
1901/MOD205	2 August 2021	Stewart Design Studio
1901/MOD208	2 August 2021	Stewart Design Studio
1901/MOD209	2 August 2021	Stewart Design Studio
1901/MOD210	2 August 2021	Stewart Design Studio
1901/MOD219	2 August 2021	Stewart Design Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A380895_03	2 August 2021	Jean Stewart P/L

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

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

B. Delete Condition No. 11 - Double Garage and Driveway.

C. Add Condition 11A - Vehicle Crossings Application to read as follows:

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

D. Add Condition 16A - Vehicle Crossing to read as follows:

The Applicant is to construct a vehicle crossing 6.5 metres wide in accordance with the concept driveway plans prepared by CAM Consulting, drawing number C20041 _ E01 to C20041 _ E08, dated 21/06/2021 and the driveway levels application approval. 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.

A copy of the vehicle crossing inspection form is 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 DA2020/0706 dated 18/09/2020 and MOD2020/0603 dated 9 March 2021.

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

A handwritten signature in black ink, appearing to read 'M. Duncan', written over a horizontal line.

Name

Maxwell Duncan, Planner

Date

06/09/2021