

6 February 2014

Boston Blyth Fleming Pty Ltd
Suite 1, 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2013/0232
Address: Lot 1 DP 235748
136 Anzac Avenue
COLLARROY PLATEAU NSW 2097
Proposed Development: Modification of Development Consent DA2010/1136 granted for
Subdivision of land and Construction of 3 dwellings

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,

Keith Wright
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2013/0232
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Boston Blyth Fleming Pty Ltd
Land to be developed (Address):	Lot 1 DP 235748 , 136 Anzac Avenue COLLAROY PLATEAU NSW 2097
Proposed Development:	Modification of Development Consent DA2010/1136 granted for Subdivision of land and Construction of 3 dwellings

DETERMINATION - APPROVED

Made on (Date)	06/02/2014
-----------------------	------------

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
Project No. 13-0144, Drawing WD-A-103, Rev F	30/05/13	George Tsivis for Quattro Architecture
Project No. 13-0144, Drawing WD-A-105, Rev J	23/05/13	George Tsivis for Quattro Architecture
Project No. 13-0144, Drawings WD-L-001 and WD-L-002, Rev C	27/08/13	George Tsivis for Quattro Architecture
Project No. 13-0144, Drawings WD-A-050 and WD-A-051, Rev F	23/05/13	George Tsivis for Quattro Architecture
Project No. 13-0144, Drawing SK-A-105, Rev P4	05/08/13	George Tsivis for Quattro Architecture
BASIX certificates Nos. 320162S_02 for lot 2 and 321726S_02 for lot 3).	21/10/13	Quattro Architecture Pty Limited

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

(b) Deletion of Condition 8 "Deletion of Paved Areas (Rear of Dwellings on Lots 1 and 2)".

(c) Deletion of Condition 9 "Increased Side Setbacks (Dwellings on Lots 1 and 2)".

(d) Deletion of Condition 11 "On-site Stormwater Detention Compliance Certification" and replace with the following:

11. On-site Stormwater Detention Compliance Certification

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by Glenn Haig & Associates, drawing numbers 101726 H-000D, 101726 H-001C, 101726 H-101D, 101726 H-102D, 101726 H-103D, 101726 H-401D, dated 19 September 2013. Drainage Plans are to be amended to comply with the following requirements:

- a) Access openings into the OSD tanks are to be minimum 600mm x 900mm internal dimensions
- b) All inlet pipes to the OSD tanks are to be diverted around the OSD tanks and to discharge directly into the High Early Discharge chambers

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

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Important Information

This letter should therefore be read in conjunction with DA2010/1136 dated 30/10/10.

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 Keith Wright, Development Assessment Officer

Date 06/02/2014