

25 March 2020

Richard John Wiseman
63 Marine Parade
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2019/0655
Address: Lot 109 DP 8394 , 63 Marine Parade, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0263/14 granted for alterations and additions to a dwelling

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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0655
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Richard John Wiseman
Land to be developed (Address):	Lot 109 DP 8394 , 63 Marine Parade AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0263/14 granted for alterations and additions to a dwelling

DETERMINATION - APPROVED

Made on (Date)	25/03/2020
-----------------------	------------

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
Site Plan	10 December 2019	Shim Design
Lower Floor Plan	10 December 2019	Shim Design
Upper Floor Plan	10 December 2019	Shim Design
Elevations - West, East & South	10 December 2019	Shim Design
Garage Floor Plan, North Elevation	10 December 2019	Shim Design
Sections - A & B	February 2020	Shim Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bush Fire Letter	18 December 2019	Building Code & Bushfire Hazard Solutions
Geotechnical Report	12 March 2020	White Geotechnical Group

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of

this consent as approved in writing by Council.

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

f) The development is to be undertaken generally in accordance with the following:

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

B. Add Condition C10. Pool Deck to read as follows:

The proposed deck structure to the east (rear) of the swimming pool is to be deleted from the plans and replaced with natural ground cover/landscaping.

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

Reason: To maintain compliance with the foreshore building line.

C. Add Condition C11. Window 26 to read as follows:

The proposed window No. 26 is to have translucent/obscured glazing.

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

Reason: To maintain privacy.

Important Information

This letter should therefore be read in conjunction with N0263/14 approved 4 December 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.

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.



northern
beaches
council

Signed On behalf of the Consent Authority

Adam Croft

Name Adam Croft, Planner

Date 25/03/2020