

11 November 2022



Timothy Hugh West
1/33 Avalon Parade
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2022/0538
Address: Lot 121 DP 12749 , 57 Robertson Road, SCOTLAND ISLAND NSW 2105
Lot LIC 590722 , 57 Robertson Road, SCOTLAND ISLAND NSW 2105
Proposed Development: Modification of Development Consent DA2018/1602 granted for Construction of a side boundary fence

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,



Olivia Ramage
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0538
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Timothy Hugh West
Land to be developed (Address):	Lot 121 DP 12749 , 57 Robertson Road SCOTLAND ISLAND NSW 2105 Lot LIC 590722 , 57 Robertson Road SCOTLAND ISLAND NSW 2105
Proposed Development:	Modification of Development Consent DA2018/1602 granted for Construction of a side boundary fence

DETERMINATION - APPROVED

Made on (Date)	11/11/2022
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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
A01-A Site and Section	29 August 2022	THW Architects

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

c) 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. Modify Condition No.5 - Amendments to the approved plans to read as follows:

The following amendments are to be made to the approved plans:

- The 6.2m length of 1.8m hardwood fencing and the associated side gate located near Robertson Road are to be deleted and do not form part of this consent.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

C. Modify Condition No.23 - Provision of Screen Planting to read as follows:

Screen planting of locally native species, capable of attaining a mature height consistent with the respective height of the fence, is required for the entire length of the proposed fencing.

This screen planting is to be retained over the life of the development and replaced if any part of it should die or be destroyed or removed.

Reason: To retain privacy &/or soften the built form.

Important Information

This letter should therefore be read in conjunction with DA2018/1602 dated 11 September 2019.

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 must be lodged on the NSW Planning portal within 28 days 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 Olivia Ramage, Planner

Date 11/11/2022