

29 May 2019



Louise Katrina Manning
C/- Daniel Boddam Architecture & Interior Design PO Box 1946
POTTS POINT NSW 1335

Dear Sir/Madam

Application Number: Mod2019/0048
Address: Lot C DP 341607 , 1180 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent N0379/16 granted for alterations and additions to an existing 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:	Mod2019/0048
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Louise Katrina Manning
Land to be developed (Address):	Lot C DP 341607 , 1180 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0379/16 granted for alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	29/05/2019
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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
S-001/ Fence Plan	6 February 2019	James Garvan

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. Modify Condition B1 to read as follows:

No masonry walls/retaining walls shall be constructed along or adjacent to the northern boundary. In this regard, any masonry walls/retaining walls and any associated footings must not be constructed within 0.5m of the northern boundary.

Reason: To maintain neighbour amenity

C. Delete Condition E9 to read as follows:

E9
DELETED

D. Add Condition E11 to read as follows:

The works are to be contained wholly within the subject site.

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

Reason: To ensure compliance with the terms of this consent.

E. Add Condition E12 to read as follows:

The proposed fence within the front building setback is to be at least 30% open/transparent and be constructed with dark-coloured materials.

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

Reason: To achieve the desired future character of the Locality.

Important Information

This letter should therefore be read in conjunction with N0379/16 dated 11 February 2017 and MOD2019/272 dated 22 August 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.

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



northern
beaches
council

M. Duncan

Name Maxwell Duncan, Planner

Date 29/05/2019