

27 August 2019



David Pender
8 Nargong Road
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application Number: Mod2019/0235
Address: Lot 2127 DP 752038 , 8 Nargong Road, ALLAMBIE HEIGHTS NSW 2100
Proposed Development: Modification of Development Consent DA2018/0559 granted for demolition work and construction of a dwelling house with a secondary 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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0235
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	David Pender
Land to be developed (Address):	Lot 2127 DP 752038 , 8 Nargong Road ALLAMBIE HEIGHTS NSW 2100
Proposed Development:	Modification of Development Consent DA2018/0559 granted for demolition work and construction of a dwelling house with a secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	27/08/2019
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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
Sht - 01	19/05/2019	Manor
Sht - 05	19/05/2019	Manor
Sht - 06	19/05/2019	Manor

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. Add Condition - Boundary Planting, to read as follows:

The existing boundary planting situated along the western boundary is to continue for the length of the proposed deck.

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. Add Condition - Side Deck Setback, to read as follows:

The proposed deck is to have a minimum western side setback of 1.0m.

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.

Important Information

This letter should therefore be read in conjunction with DA2018/0559 dated 29/06/2018 and MOD2018/0635 dated 19/12/2018.

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



Name Kye Miles, Planner

Date 27/08/2019