

28 July 2022



Tracy Helen Wallace Hart
9 Vines Avenue
FORESTVILLE NSW 2087

Dear Sir/Madam

Application Number: Mod2022/0326
Address: Lot 11 DP 28512 , 9 Vines Avenue, FORESTVILLE NSW 2087
Proposed Development: Modification of Development Consent DA2019/1536 granted for Alterations and additions to a 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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0326
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Tracy Helen Wallace Hart
Land to be developed (Address):	Lot 11 DP 28512 , 9 Vines Avenue FORESTVILLE NSW 2087
Proposed Development:	Modification of Development Consent DA2019/1536 granted for Alterations and additions to a dwelling house.

DETERMINATION - APPROVED

Made on (Date)	28/07/2022
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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
Proposed Site & Roof Plan - A-06, Rev 3	30 May 2022	IQ Homes
Proposed Ground Floor Plan - A-07, Rev 3	30 May 2022	IQ Homes
Proposed West Elevation & Approved South Elevation - A-08, Rev 3	30 May 2022	IQ Homes
Proposed East Elevation & Proposed North Elevation - A-09, Rev 3	30 May 2022	IQ Homes
Proposed Section Y-Y - A-10, Rev 3	30 May 2022	IQ Homes
Deck / Awning Plan - A-11, Rev 3	30 May 2022	IQ Homes
North Elevation - A-12, Rev 3	30 May 2022	IQ Homes
West Elevation - A-13, Rev 3	30 May 2022	IQ Homes
Section X-X - A-14, Rev 3	30 May 2022	IQ Homes

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

BASIX Certificate (No.A365047_04)	9 June 2022	IQ Homes
Geotechnical Report - Updated	9 June 2022	White Geotechnical Group

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

Waste Management Plan		
Drawing No.	Dated	Prepared By
Proposed Site and Waste Management Plan - A-15, Rev 3	30 May 2022	IQ Homes

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

B. Add Condition 7A - External Finishes to Roof to read as follows:

The external finish to the roof shall have a medium to dark range (BCA rating M or D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

Important Information

This letter should therefore be read in conjunction with DA2019/1536 dated 11 March 2020 and Mod2020/0154 dated 21 May 2022.

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.



northern
beaches
council

Signed On behalf of the Consent Authority

Gelder

Name Stephanie Gelder, Planner

Date 28/07/2022