

18 February 2021



Jason Barry Warburton
C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2020/0498
Address: Lot 1 DP 965132 , 70 Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2020/0092 granted for demolition of existing structures, construction of two (2) semi-detached dwellings and Torrens title subdivision of one lot into two

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,

Anna Williams
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2020/0498
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jason Barry Warburton
Land to be developed (Address):	Lot 1 DP 965132 , 70 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2020/0092 granted for demolition of existing structures, construction of two (2) semi-detached dwellings and Torrens title subdivision of one lot into two

DETERMINATION - APPROVED

Made on (Date)	10/02/2021
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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:

"1A - Modification of Consent - Approved Plans and supporting Documentation

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
S4.55 01 Site Plan	Sept 2020	Marston Architects
S4.55 02 Roof Plan	Sept 2020	Marston Architects
S4.55 03 Upper Ground Plan	Sept 2020	Marston Architects
S4.55 04A Lower Ground Floor Plan	2.11.2020	Marston Architects
S4.55 05 Basement Plan	Sept 2020	Marston Architects
S4.55 06 South Elevation	Sept 2020	Marston Architects
S4.55 07 North Elevation	Sept 2020	Marston Architects
S4.55 08A West Elevation	2.11.2020	Marston Architects
S4.55 09 East Elevation	Sept 2020	Marston Architects

S3.55 10 Section	Sept 2020	Marston Architects
Window / Door Schedule 70 Lauderdale Avenue	31.8.2020	Marston Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Report 2019-155.1	18.9.2020	Crozier Geotechnical Consultants
Basix Certificate 1065858M_03	24.9.2020	Brian Teplicanec Consultancy

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
Sheet 1 of 2 Landscape Planting Plan	11.9.2020	Woodside
Sheet 2 of 2 Landscape Planting Plan	11.9.2020	Woodside

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

B. Modify Condition 7 Amendments to the approved plans, to read as follows:

"7. Amendments to the approved plans

i) The maximum height of the building along the southern parapet edge and roof area for the living rooms and adjacent terraces of proposed dwelling 70A and 70B is to be RL43.50 in order to improve view impacts from dwellings overlooking the site in Rosedale Avenue.

ii) Bathroom window "Bath 1" to the eastern and western external wall must be opaque glass.

iii) The eastern and western "bath 1" external fan exhaust vent shall be fitted at 1.6m (or lower) measured above finished ground level and externally shielded by a grille/ hood directing exhausted air and noise downward.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: Residential amenity"

Important Information

This letter should therefore be read in conjunction with DA2020/0092 dated 18 August 2020.

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	Anna Williams, Manager Development Assessments
Date	10/02/2021