

18 June 2021

Sean Francis Tapp
174 Woorarra Avenue
ELANORA HEIGHTS NSW 2101

Dear Sir/Madam

Application Number: Mod2021/0192
Address: Lot 1 DP 514777 , 174 Woorarra Avenue, ELANORA HEIGHTS NSW 2101
Proposed Development: Modification of Development Consent DA2020/1400 granted for alterations and additions to a dwelling house, including the construction of a detached carport

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,



Kent Bull
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0192
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Sean Francis Tapp
Land to be developed (Address):	Lot 1 DP 514777 , 174 Woorarra Avenue ELANORA HEIGHTS NSW 2101
Proposed Development:	Modification of Development Consent DA2020/1400 granted for alterations and additions to a dwelling house, including the construction of a detached carport

DETERMINATION - APPROVED

Made on (Date)	17/06/2021
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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:

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
DA03, Rev E	8/06/2021	Action Plans
DA07, Rev E	8/06/2021	Action Plans
DA08, Rev E	8/06/2021	Action Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, Ref. A389954_02	4 May 2021	Action Plans

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. Add Condition 14A "External Finishes to Roof" under heading "CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE" to read as follows:

The external finish to the new roofing shall be a colour equivalent or darker than Colorbond "Woodland Grey" (dark grey) 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.

C. Add Condition 14B "Bushfire Certification" under heading "CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE" to read as follows:

Certification is to be provided by a suitably qualified consultant confirming that the modified development, as shown on the approved plans, conforms to the specifications and requirements of the current version of the document entitled *Planning for Bushfire Protection* prepared by the NSW Rural Fire Service that are relevant to the development.

The certification is to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To ensure that the modified development complies with the relevant code and standards for bush fire prone land.

Important Information

This letter should therefore be read in conjunction with DA2020/1400 dated 23 February 2021.

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.



northern
beaches
council

Signed

On behalf of the Consent Authority

A handwritten signature in black ink, appearing to read "K. Bull", is placed on a light blue rectangular background. Below the signature is a thin horizontal line.

Name

Kent Bull, Planner

Date

17/06/2021