

28 September 2021



Signature Design & Drafting  
Po Box 4171  
LONDONDERRY NSW 2753

Dear Sir/Madam

**Application Number:** Mod2021/0605  
**Address:** Lot 12 DP 846511 , 137 Fisher Road North, CROMER NSW 2099  
**Proposed Development:** Modification of Development Consent DA2021/0643 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Dean Pattalis  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0605
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Signature Design & Drafting
<b>Land to be developed (Address):</b>	Lot 12 DP 846511 , 137 Fisher Road North CROMER NSW 2099
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0643 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	28/09/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Site Plan (A01-A)	3 August 2021	Inlet Design Studio
Proposed Floor Plan (A03-A)	3 August 2021	Inlet Design Studio
South and North Elevations (A04-A)	3 August 2021	Inlet Design Studio
East and West Elevations (A05-A)	3 August 2021	Inlet Design Studio
Section A-A and B-B (A06-A)	3 August 2021	Inlet Design Studio

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate (A426475)	3 August 2021	Jacaranda Trading International Pty Ltd

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 7(A). Privacy Screen to read as follows:**

A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost northern edge of the deck located off the living room as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

Reason: In order to maintain privacy to the adjoining / nearby property. (DACPLC06)

## Important Information

This letter should therefore be read in conjunction with DA2021/0643.

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 submitted to Council 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.*

**Signed**

On behalf of the Consent Authority



Name

Dean Pattalis, Planner

Date

28/09/2021