

12 August 2019



James de Soyres & Associates Pty Ltd
PO Box 657
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2019/0157
Address: Lot 112 DP 610184 , 3 A Dalwood Avenue, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA0094/2011 granted for alterations and additions to an existing dwelling including a new floor addition and new pool fencing

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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0157
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	James de Soyres & Associates Pty Ltd
Land to be developed (Address):	Lot 112 DP 610184 , 3 A Dalwood Avenue SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA0094/2011 granted for alterations and additions to an existing dwelling including a new floor addition and new pool fencing

DETERMINATION - APPROVED

Made on (Date)	12/08/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.DA1A - Modification of Consent - Approved Plans and Documentation relating to the consent 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
Site and Sediment Control Plan DA-01	08/03/2019	James de Soyres and Associates
Floor Space Ratio DA-03	08/03/2019	James de Soyres and Associates
Undercroft Floor Plan DA-10	08/03/2019	James de Soyres and Associates
Ground Floor Plan DA-11	08/03/2019	James de Soyres and Associates
First Floor Plan DA-12	08/03/2019	James de Soyres and Associates
North and South Elevation DA-20	08/03/2019	James de Soyres and Associates
West and East Elevation DA-21	08/03/2019	James de Soyres and Associates
Section DA-30	08/03/2019	James de Soyres and Associates

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Report	20/03/2019	R Coffey

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 21A Flooding to read as follows:

In order to protect property and occupants from flood risk the following is required:

Building Components and Structural Soundness – C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 65.55 m AHD (existing ground floor level 1% AEP depth of flooding (0.3 m) free board (0.5 m)). All existing electrical equipment and power points located below the Flood Planning Level of 65.55 m AHD must have residual current devices installed to cut electricity supply during flood events.

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

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

C. Add Condition 21B External Finish to the Carport Roof to read as follows:

The external finish to the carport roof shall have a medium to dark range (BCA classification M and 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 DA 10.2011.94.1 dated 15 September 2011.

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 Catriona Shirley, Planner

Date 12/08/2019