

NORTHERN BEACHES COUNCIL

19 August 2016



Studio Benicio
Po Box 1007
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number:	Mod2016/0137
Address:	Lot 38 DP 8035 , 67 Edgecliffe Boulevard, COLLAROY PLATEAU NSW 2097
Proposed Development:	Modification of Development Consent DA2015/1152 granted for Demolition works, Construction of a dwelling house, swimming pool and landscaping works

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Daniel Milliken
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0137
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Studio Benicio
Land to be developed (Address):	Lot 38 DP 8035 , 67 Edgecliffe Boulevarde COLLAROY PLATEAU NSW 2097
Proposed Development:	Modification of Development Consent DA2015/1152 granted for Demolition works, Construction of a dwelling house, swimming pool and landscaping works

DETERMINATION - APPROVED

Made on (Date)	19/08/2016
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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
A.01 Issue C	03.06.2016	Studio Benicio
A.04 Issue C	03.06.2016	Studio Benicio
A.06 Issue C	03.06.2016	Studio Benicio
A.07 Issue C	03.06.2016	Studio Benicio
A.08 Issue C	03.06.2016	Studio Benicio

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
A.12 Issue C	03.06.2016	Studio Benicio

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.
(DACPLB01)

B. Add Condition No. 1B - Amended Plans to read as follows:

- i) Plans are to be amended to increase the width of the garden bed indicated along the eastern boundary to provide a minimum internal bed width of 800mm in the area between the southern edge of the pool and the southern boundary.
- ii) The garden bed is to be planted with locally occurring native species comprising ground covers, trailing plants and shrubs up to a height of 1 metre at a rate of 1 shrub per m2 and 4 groundcovers/trailing plants per m2.
- iii) Amended plans, including the required planting, are to be submitted to the Principal Certifying Authority for approval prior to issue of a construction certificate.

Reason: Environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA2015/1152 dated 27 January 2016.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Daniel Milliken, Planner

Date 19/08/2016