

26 September 2018



JJ Drafting
174 Garden Street
NORTH NARRABEEN NSW 2101

Dear Sir/Madam

Application Number: Mod2018/0330
Address: Lot 49 DP 23429 , 21 Woorarra Avenue, NORTH NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent N0433/15 granted for alterations and additions to an existing dwelling including new driveway carport new second floor addition new cabana pool minor internal alterations and modification to landscaping

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,



Nick Armstrong
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0330
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	JJ Drafting
Land to be developed (Address):	Lot 49 DP 23429 , 21 Woorarra Avenue NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent N0433/15 granted for alterations and additions to an existing dwelling including new driveway carport new second floor addition new cabana pool minor internal alterations and modification to landscaping

DETERMINATION - APPROVED

Made on (Date)	26/09/2018
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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
DA01, Revision C - Site Analysis Plan	June 2018	JJ Drafting
DA02, Revision C - Lower Floor Plan	June 2018	JJ Drafting
DA03, Revision C - Ground Floor Plan	June 2018	JJ Drafting
DA04, Revision C - First Floor Plan	June 2018	JJ Drafting
DA05, Revision C - West Elevation	June 2018	JJ Drafting
DA06, Revision C - South Elevation	June 2018	JJ Drafting
DA07, Revision C - East Elevation	June 2018	JJ Drafting
DA08, Revision C - North Elevation	June 2018	JJ Drafting
DA09, Revision C - Sections AA	June 2018	JJ Drafting

Engineering Plans		

Drawing No.	Dated	Prepared By
DA14, Revision C - Erosion and Sediment Control Plan	June 2018	JJ Drafting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Risk Report, Ref. MQ 30129A	13 June 2018	Jack Hodgson Consultants
BASIX Certificate, Ref. A319322	13 June 2018	JJ Drafting
Arboricultural Impact Report, Ref. 5042/Add/2018	June 2018	Tree Talk

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
DA10, Revision C - Landscape Plan	June 2018	JJ Drafting

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

B. Delete Condition C10 to read as follows:

Deleted.

Reason: Condition now obsolete

C. Delete Condition C11 to read as follows:

Deleted.

Reason: Condition now obsolete

D. Add Condition C14 to read as follows:

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the payment of the fee in accordance with Council's Fees and Charges. The fee includes all Council inspections relating to the driveway construction and must be paid.

Approval of the application by Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

E. Add Condition C15 to read as follows:

Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in in this consent.

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

Reason: To ensure suitable vehicular access to private property

F. Add Condition C16 to read as follows:

The stairs are to be reconstructed generally in accordance with the plan provided by JJ Drafting, drawing number DA 04, dated June 2018. A Minor Encroachment on a Road Reserve application is to be submitted to Council prior to the issue of the Construction Certificate. The application form can be accessed through the following link.

<https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/minor-encroachments/constructions-within-road-reserve-application-form/4033-minor-encroachment-road-reserve-18-19.pdf>

Approval of the application by Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable pedestrian access to private property.

G. Add Condition D19 to read as follows:

The provision of one vehicle crossing 6 metres wide at the kerb (without wings) and 9 metres wide at the boundary in accordance with Northern Beaches Council Drawing No A4-3330/7 ML and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

H. Add Condition E11 to read as follows:

Landscaping is to be implemented in accordance with the Landscape Concept Plan DA10, issue C, prepared by JJ Drafting, inclusive of the following conditions:

a) all nominated screening native shrub planting (*Syzygium 'resilience'*) shall be capable of achieving 3 metres in height at maturity, planted at 200mm pot size minimum, and planted no more than 1.0m apart,

b) prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: preservation of landscape amenity and visual privacy.

I. Add Condition E12 to read as follows:

At least two (2) replacement canopy trees of species either *Angophora costata*, *Eucalyptus punctata*, or *Corymbia gummifera* are to be planted onsite (within the front boundary - along the south east

boundary) to replace the tree approved for removal. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree. Tree replacement plantings are to be certified by the project arborist/private certifier.

Reason: Tree replacement.

J. Add Condition B39 to read as follows:

Any existing landscaping required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

Landscape works shall be maintained for a minimum period of 12 months following practical completion. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the Landscape Plan.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.

Important Information

This letter should therefore be read in conjunction with N0433/15.

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



Name

Nick Armstrong, Planner

Date

26/09/2018

