

9 September 2020

Brian Leonard Fairweather
29 Finian Avenue
KILLARNEY HEIGHTS NSW 2087

Dear Sir/Madam

Application Number: Mod2020/0308
Address: Lot 1 DP 543829 , 29 Finian Avenue, KILLARNEY HEIGHTS NSW 2087
Proposed Development: Modification of Development Consent DA2017/1144 granted for alterations and additions to a dwelling house, including a swimming pool

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:	Mod2020/0308
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Brian Leonard Fairweather
Land to be developed (Address):	Lot 1 DP 543829 , 29 Finian Avenue KILLARNEY HEIGHTS NSW 2087
Proposed Development:	Modification of Development Consent DA2017/1144 granted for alterations and additions to a dwelling house, including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	09/09/2020
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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
S2, Rev. B (Site Plan)	26/06/20	Sally Gardner Design and Draft
A1, Rev. B (Proposed Upper Floor Plan)	26/06/20	Sally Gardner Design and Draft
A2, Rev B (Proposed Ground Floor Plan)	26/06/20	Sally Gardner Design and Draft
A4, Rev. C (Elevations - Sheet 1 of 2)	26/06/20	Sally Gardner Design and Draft
A5, Rev. C (Elevations - Sheet 2 of 2)	26/06/20	Sally Gardner Design and Draft
A6, Rev. B (Section B-B)	26/06/20	Sally Gardner Design and Draft
A7, Rev B (Proposed Swimming Pool Details)	26/06/20	Sally Gardner Design and Draft

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, Ref. A275192_04	26 June 2020	Sally Gardner Design and Draft
Bushfire Addendum Letter, Ref. 893-S4.55	23 August 2020	Planning for Bushfire

		Protection
Geotechnical Addendum Letter, Ref. J2927	1 September 2020	White Geotechnical Group Pty Ltd

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.

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

B. Add Condition 24 under heading "ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES" to read as follows:

Pool Filter Noise

The maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level when measured from any adjoining premises.

Reason: To protect the amenity for adjoining properties.

Important Information

This letter should therefore be read in conjunction with DA2017/1144 dated 22 March 2020.

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 Kent Bull, Planner

Date 09/09/2020