

NORTHERN BEACHES COUNCIL

17 July 2017

Michael Harvey McLean , Diane McLean
C/O Vaughan Milligan Development Consulting Pty Ltd
PO BOX 49 NEW PORT NSW 2106

Dear Sir/Madam

Application Number: Mod2017/0123
Address: Lot 1 DP 575244 , 176 Allambie Road, ALLAMBIE HEIGHTS NSW 2100
Proposed Development: Modification of Development Consent DA2013/1316 granted for Alterations and additions to a dwelling house and construction of 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 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,

Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0123
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Michael Harvey McLean Diane McLean
Land to be developed (Address):	Lot 1 DP 575244 , 176 Allambie Road ALLAMBIE HEIGHTS NSW 2100
Proposed Development:	Modification of Development Consent DA2013/1316 granted for Alterations and additions to a dwelling house and construction of a swimming pool

DETERMINATION - APPROVED

Made on (Date)	17/07/2017
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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
Basement Floor Plan A01-A	03/03/2017	THW Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Preliminary Landslip Risk Assessment	07/09/2013	Crozier Taylor Geotechnical
Bushfire Attack Level (BAL) Assessment	30/08/2013	D.B. Macarthur

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

B. Add New Condition No. 3A - Approved Land Use for Single Dwelling Only

No approval is granted under this Development Consent for any land use other than a single dwelling-house as defined under the Warringah Local Environmental Plan 2011. In this regard, no approval has been granted for a secondary dwelling or a dual occupancy.

Reason: To ensure compliance with WLEP 2011. (DACPLB04)

Important Information

This letter should therefore be read in conjunction with DA2013/1316 dated 16 December 2013.

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 Catriona Shirley, Planner

Date 17/07/2017