

NORTHERN BEACHES COUNCIL

15 May 2017



Richard Moit
1245 Old Northern Road
MIDDLE DURAL NSW 2158

Dear Sir/Madam

Application Number: Mod2017/0048
Address: Lot 21 DP 1095256 , 36 A Cowan Drive, COTTAGE POINT NSW 2084
Proposed Development: Modification of Development Consent DA2013/0025 granted for Construction of a dwelling house

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,

Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0048
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Richard Moit
Land to be developed (Address):	Lot 21 DP 1095256 , 36 A Cowan Drive COTTAGE POINT NSW 2084
Proposed Development:	Modification of Development Consent DA2013/0025 granted for Construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	15/05/2017
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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
S96-01 Amendment A	28/02/17	Forley + Grant Architecture
S96-02 Amendment A	28/02/17	Forley + Grant Architecture
S96-03 Amendment A	28/02/17	Forley + Grant Architecture
S96-04 Amendment A	28/02/17	Forley + Grant Architecture
S96-05 Amendment A	28/02/17	Forley + Grant Architecture
S96-06 Amendment A	28/02/17	Forley + Grant Architecture
S96-07 Amendment A	28/02/17	Forley + Grant Architecture
S96-08 Amendment A	28/02/17	Forley + Grant Architecture

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. (DACPLB01)

B. Insert New Condition No.12A - Geotechnical Assessment to read as follows:

An amended geotechnical assessment must be provided to ensure that the additional excavation required for the lift and stairs will not compromise the objectives for development on sloping land contained within Clause 6.4 of Warringah Local Environmental Plan 2011 and any recommendations within the approved geotechnical report referred to in Condition 1(a) of this consent.

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

Reason: To ensure the development will comply with the objectives for development on sloping land.

Important Information

This letter should therefore be read in conjunction with DA2013/0025 dated 3 June 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 Nick England, Planner

Date 15/05/2017