

22 September 2021

Jaclyn Smith Architectural Design
21 La Perouse Street
FAIRLIGHT NSW 2094

Dear Sir/Madam

Application Number: Mod2021/0648
Address: Lot 4 DP 12177 , 2 Alma Street, CLONTARF NSW 2093
Proposed Development: Modification of Development Consent DA2020/1137 granted for alterations and additions to 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 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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0648
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jaclyn Smith Architectural Design
Land to be developed (Address):	Lot 4 DP 12177 , 2 Alma Street CLONTARF NSW 2093
Proposed Development:	Modification of Development Consent DA2020/1137 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	22/09/2021
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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.01.6 - Proposed Ground Floor	August 2021	Jaclyn Smith Architectural Design
A.02.2 - South and East Elevations	August 2021	Jaclyn Smith Architectural Design

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.

B. Add Condition 9A Amendments to Approved Plans

The following amendments are to be made to the approved plans:

- The boundary fencing fronting Alma Street and Woodland Street is to step down with the slope of the land and must be reduced to a maximum height of 1.8 metres above natural ground level on the street side of the fence.

Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of a

Construction Certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2020/1137.

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 must be submitted to Council within 28 days 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 Thomas Burns, Planner

Date 22/09/2021