

21 May 2019



Stephen John Birch
C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2018/0715
Address: Lot C DP 102834 , 33 Upper Clifford Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA166/2015 granted for alterations and additions to an existing 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 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,



Anna Williams
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2018/0715
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stephen John Birch
Land to be developed (Address):	Lot C DP 102834 , 33 Upper Clifford Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA166/2015 granted for alterations and additions to an existing dwelling house and construction of a swimming pool

DETERMINATION - APPROVED

Made on (Date)	15/05/2019
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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
DA-A-050 Site Plan	Rev. C, 18 April 2019	Quattro Architecture
DA-A-098 Lower Terrace Plan	Rev. C, 18 April 2019	Quattro Architecture
DA-A-099 Lower Ground / Pool Terrace	Rev. C, 18 April 2019	Quattro Architecture
DA-A-100 Ground Floor Plan	Rev. C, 18 April 2019	Quattro Architecture
DA-A-101 Level 1 Plan	Rev. C, 18 April 2019	Quattro Architecture
DA-A-102 Roof Plan	Rev. C, 18 April 2019	Quattro Architecture
DA-A-150 Pool Detail	Rev. C, 18 April 2019	Quattro Architecture
DA-A-200 Elevation	Rev. C, 18 April 2019	Quattro Architecture
DA-A-250 Section	Rev. C, 18 April 2019	Quattro Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A336197	6 December	Quattro Architecture

	2018	
Geotechnical Letter	11 December 2018	Jack Hodgson Consultants Pty Limited

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

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

f) The development is to be undertaken generally in accordance with the following:

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

B. Modify Condition ANS05 to read as follows:

ANS05 - Tree Relocation

The two existing Bangalow Palms are to be relocated on the site as indicated on DA-A-099 Lower Ground Pool Terrace.

Evidence of the retention of these relocated trees is to be provided in accordance with the landscaping conditions included elsewhere in this consent.

Reason: To retain trees on the site which are of either moderate or high landscape significance.

C. Add Condition ANS12 - Roof Parapet to read as follows:

ANS12 - Roof Parapet

The proposed roof parapet to the southern roof edge is to be deleted from the plans.

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

Reason: To minimise view loss impacts resulting from non-compliant building elements.

D. Add Condition ANS13 - Planter Landscaping Works to read as follows:

Details must be submitted to the Certifying Authority prior to issue of the Construction Certificate indicating the proposed method of water proofing and drainage of the planters to which landscaping is being provided.

Details shall be prepared to demonstrate that all planting shall be installed with waterproofing and drainage provisions for the planter walling, irrigation and appropriate soilmix to support planting.

The planting shall consist of shrubs capable of attaining a height of 1.5m high, and shall be planted at no more than 900mm apart, and at a minimum 200mm pot container sizes.

Reason: to ensure the appropriate type of water proofing is carried out and descriptive information about drainage is provided.

Important Information

This letter should therefore be read in conjunction with DA0166/2015 - Approved 19 November 2015. .

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 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.

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.

NOTE: A fee will apply for any request to review the determination.

Signed

On behalf of the Consent Authority



Name

Anna Williams, Manager Development Assessments

Date

15/05/2019