

9 September 2019



Boston Blyth Fleming Pty Ltd
Suite 1 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2019/0303
Address: Lot 10 DP 2610 , 3 Ogilvy Road, CLONTARF NSW 2093
Proposed Development: Modification of Development Consent DA0203/2013 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,



Matthew Edmonds
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0303
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Boston Blyth Fleming Pty Ltd
Land to be developed (Address):	Lot 10 DP 2610 , 3 Ogilvy Road CLONTARF NSW 2093
Proposed Development:	Modification of Development Consent DA0203/2013 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	04/09/2019
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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
Dwg No. 1/ Site and Site Analysis/ Revision K	12 April 2019	Gartner Trovato
Dwg No. 2/ Lower Floor Plan/ Revision K	12 April 2019	Gartner Trovato
Dwg No. 3/ Ground Floor Plan/ Revision K	12 April 2019	Gartner Trovato
Dwg No. 4/ Garage and Upper Floor Plan/ Revision K	12 April 2019	Gartner Trovato
Dwg No. 5/ Elevations S & E/ Revision K	12 April 2019	Gartner Trovato
Dwg No. 6/ Elevations N & W/ Revision K	12 April 2019	Gartner Trovato
Dwg No. 7/ Section/ Revision K	12 April 2019	Gartner Trovato

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. Amend Condition 31C- Deck amendments - to read as follows:

- (a) The proposed ground floor deck (nominated on the plans as 'upper deck') adjoining the dining room is to be reduced from 3.450m to 3.0m.
- (b) The proposed lower ground floor deck is to be amended to align with the same side and rear boundary setback as the proposed ground floor deck as amended by (a).

Reason: To protect the amenity of adjoining neighbours, to provide an increased setback from the watercourse and to increase the landscaped open space.

C. Add Condition 31E- Boundary Survey - to read as follows:

A boundary survey, prepared by a Registered Surveyor, shall be provided as evidence that all buildings/works are within the appropriate property, easement boundaries and rights of carriageway. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any construction certificate.

Reason: To ensure the accurate location of buildings in relation to boundaries, easements and rights of way.

Important Information

This letter should therefore be read in conjunction with DA203/2013 dated 15 May 2014, Section 34 agreement dated 23 July 2014, DA203/2013 Part 2 dated 20 January 2016 and DA203/2013 Part 3 dated 25 July 2016 and MOD2018/482 dated 6 March 2019.

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 Matthew Edmonds, Manager Development Assessments

Date 04/09/2019