

26 July 2021



Precision Planning Pty Ltd
12A McCallum Avenue
EAST RYDE NSW 2113

Dear Sir/Madam

Application Number: Mod2021/0328
Address: Lot 10 DP 230246 , 17 Dakara Drive, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2019/0030 granted for alterations and additions to a dwelling house including 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,



Penny Wood
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0328
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Precision Planning Pty Ltd
Land to be developed (Address):	Lot 10 DP 230246 , 17 Dakara Drive FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2019/0030 granted for alterations and additions to a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	26/07/2021
-----------------------	------------

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
External Colours Finishes and Materials Schedule - #191 - 1	31 May 2021	Precision Planning
Site and Site Analysis Plan - #191 - 2	31 May 2021	Precision Planning
Proposed Ground Floor Plan - #191 - 5	31 May 2021	Precision Planning
Proposed First Floor Plan - #191 - 6	31 May 2021	Precision Planning
South East Elevation - #191 - 7	31 May 2021	Precision Planning
North East Elevation & Residence and North East Elevation - Fence Detail - #191 - 8	31 May 2021	Precision Planning
South West Elevation & Section a-a - #191 - 9	31 May 2021	Precision Planning
Section b-b & Section c-c - #191 - 10	31 May 2021	Precision Planning
Section d-d, Section e-e, Section f-f, Section g-g - #191 - 11	31 May 2021	Precision Planning

Section h-h, Section i-i - #191 - 12	31 May 2021	Precision Planning
--------------------------------------	-------------	--------------------

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A324150_04	31 May 2021	Precision Planning

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

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

Waste Management Plan		
Drawing No.	Dated	Prepared By
Northern Beaches Waste Management Plan	31 May 2021	Precision Planning Pty Ltd

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

B. Delete Condition 9 - Vehicle Crossing Application

C. Delete Condition 13 - Vehicle Crossings

Important Information

This letter should therefore be read in conjunction with Mod2020/0103 dated 22 April 2020, DA2019/0030 dated 20 May 2019, DA2005/1090 dated 30 December 2005, DA2002/0829 dated 15 July 2005..

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

A handwritten signature in cursive script, appearing to read 'P. Wood', written over a horizontal line.

Name

Penny Wood, Planner

Date

26/07/2021