

16 June 2021

Lauren Elizabeth Pevy
13 Wandella Road
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application Number: Mod2021/0157
Address: Lot 18 DP 11828 , 6 Wattle Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA6/2016 granted for Alterations and additions to an existing dwelling house including new swimming pool new rear deck new retaining wall new windows and landscaping.

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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2021/0157
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lauren Elizabeth Pevy
Land to be developed (Address):	Lot 18 DP 11828 , 6 Wattle Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA6/2016 granted for Alterations and additions to an existing dwelling house including new swimming pool new rear deck new retaining wall new windows and landscaping.

DETERMINATION - APPROVED

Made on (Date)	09/06/2021
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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
A3 21.01 Proposed Basement	29/3/21	Canopy Design
A3 21.02 Proposed Ground Floor Plan	29/3/21	Canopy Design
A3 11.01 Site Plan and Analysis	29/3/21	Canopy Design
A3 30.01 Elevations	29/3/21	Canopy Design
A3 40.01 Sections	29/3/21	Canopy Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate A409560	29 March 2021	Lauren Pevy

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
A3 60.01 Waste Management Plan	29/3/21	Canopy Designs

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

B. Add Condition 45. Use of Premises to read as follows:

The proposed basement level must not operate as a separate occupancy to the rest of the dwelling house. No cooking facilities are permitted to be installed on the basement level.

Reason: To ensure the low-density residential nature of the locality and not to be used as a separate occupancy.

Important Information

This letter should therefore be read in conjunction with DA0006/2016 was approved on 9 March 2016.

Planning Principles

In a merit consideration of the proposal, consideration of the development has been given against the Land and Environment Court Planning Principle in relation to The extent of demolition - alterations and additions or a new building detailed in Edgar Allan Planning Pty Limited v Wollahra Municipal Council [2006] NSWLEC 790 as follows:	
Will the development result in an alteration to an existing by more than half (50%) of the existing external fabric of the building is demolished? (Note: The area of the existing external fabric is taken to be the surface area of all the existing external walls, the roof measured in plan and the area of the lowest habitable floor)	No
Is the development considered to be Alterations and additions; or	Yes
Is the development considered to be a new building	No

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 Rodney Piggott, Manager Development Assessments

Date 09/06/2021