

NORTHERN BEACHES COUNCIL

19 January 2017



Luigi Sacco , Lucia Sacco , Carolina Sacco
13 Windermere Place
WHEELER HEIGHTS NSW 2097

Dear Sir/Madam

Application Number: Mod2016/0310
Address: Lot 35 DP 209826 , 13 Windermere Place, WHEELER HEIGHTS
NSW 2097
Proposed Development: Modification of Development Consent DA2015/0543 granted for
Alterations and Additions to an existing 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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Mitchell Drake
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0310
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Luigi Sacco Lucia Sacco Carolina Sacco
Land to be developed (Address):	Lot 35 DP 209826 , 13 Windermere Place WHEELER HEIGHTS NSW 2097
Proposed Development:	Modification of Development Consent DA2015/0543 granted for Alterations and Additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	19/01/2017
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 15A Vehicle Crossing to read as follows:

15A Vehicle Crossing

The provision of one vehicle crossing 4m wide at kerb and 5.5m wide at the boundary in accordance with Warringah Council Drawing No A4-3330/ 6 MH and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property. (DACENE05)

Important Information

This letter should therefore be read in conjunction with DA2015/0543 Dated: 08/09/2015 and MOD2016/0201 Dated: 16/08/2016.

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 97AA 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 the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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

Signed On behalf of the Consent Authority

Signature _____

Name Mitchell Drake, Planner

Date 19/01/2017