

23 July 2013

Joanne Elizabeth Scaturchio
27 Hope St
SEAFORTH NSW NSW

Dear Sir/Madam

Application Number: Mod2013/0118
Address: Lot 21 DP 270776
34 Dawes Road
BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2013/0518 granted for
Construction of fencing, swimming pool and driveway.

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,

Keith Wright
Senior Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2013/0118
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Joanne Elizabeth Scaturchio
Land to be developed (Address):	Lot 21 DP 270776 , 34 Dawes Road BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2013/0518 granted for Construction of fencing, swimming pool and driveway.

DETERMINATION - APPROVED

Made on (Date)	23/07/2013
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 1. Approved Plans and Supporting Documentation to read as follows:

1. Approved Plans and Supporting Documentation

The development of retaining walls, landscape features, and front and eastern side fences must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
P1 to P7	October 2012	Right Angle Design & Drafting Pty Ltd

NOTE: This approval excludes the driveway and swimming pool (measuring 9.8m long by 6.4m wide).

b) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Modify Condition 11. Side Fence Amendment to read as follows:

11. Side fence amendment

The eastern side fence is to graduate in height above existing ground level from 2.1 metres at the rear boundary to 1.8 metres as the ground level rises along the side of the dwelling.

Details showing the amended design are to be submitted to the Principal Certifying Authority with the application for a Construction Certificate

Reason: To reduce the impact of height upon the eastern side property. (DACPLCPCC1)

C. Amend Condition 12 Swimming Pool Amendment to read as follows:

Delete

D. Amend Condition 18 Swimming Pool Requirements to read as follows:

Delete

Important Information

This letter should therefore be read in conjunction with DA2013/0518 dated 21 June 2013.

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 Keith Wright, Senior Development Assessment Officer

Date 23/07/2013