

30 September 2019



Timothy Leonard Kiehne , Air Kiehne
13 Athol Street
FRENCHS FOREST NSW 2086

Dear Sir/Madam

Application Number: Mod2019/0372
Address: Lot 13 DP 225845 , 13 Athol Street, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2017/0951 granted for alterations and additions to a 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 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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0372
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Timothy Leonard Kiehne Air Kiehne
Land to be developed (Address):	Lot 13 DP 225845 , 13 Athol Street FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2017/0951 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	27/09/2019
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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
DA-01/ Site Plan and Analysis	27 August 2019	Pittwater Design and Draft
DA-05/ Lower Floor Plan	27 August 2019	Pittwater Design and Draft
DA-06/ Ground Floor Plan	27 August 2019	Pittwater Design and Draft
DA-08/ Roof Plan	27 August 2019	Pittwater Design and Draft
DA-09/ Elevations - Sheet 1	27 August 2019	Pittwater Design and Draft
DA-10/ Elevations - Sheet 2	27 August 2019	Pittwater Design and Draft
DA-11/ Elevations - Sheet 3	27 August 2019	Pittwater Design and Draft
DA-12/ Section	27 August 2019	Pittwater Design and Draft

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A266436_02	27 August 2019	Leigh Sym

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. Delete Condition No. 2 - Amendments to the approved plans - to read as follows:

2. Amendments to the approved plans
DELETED

C. Modify Condition No. 9 - External Finishes to Roof - to read as follows:

The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

D Add Condition No. 10A - Subject site - to read as follows:

All works including that of the proposed garage and roof are to be contained wholly within the subject site.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure compliance with the terms of this consent.

Important Information

This letter should therefore be read in conjunction with DA2017/0951.

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 Maxwell Duncan, Planner

Date 27/09/2019