

28 July 2015



Robert Baierl
PO Box 26
TERREY HILLS NSW 2084

Dear Sir/Madam

Application Number: Mod2015/0105
Address: Lot 268 DP 752017 , 268 Joalah Road, DUFFYS FOREST NSW 2084
Proposed Development: Modification of Development Consent DA2011/1095 granted for Demolition works and construction of a new dwelling

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,

Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2015/0105
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Robert Baierl
Land to be developed (Address):	Lot 268 DP 752017 , 268 Joalah Road DUFFYS FOREST NSW 2084
Proposed Development:	Modification of Development Consent DA2011/1095 granted for Demolition works and construction of a new dwelling

DETERMINATION - APPROVED

Made on (Date)	28/07/2015
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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) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

Engineering Plans		
Drawing No.	Dated	Prepared By
1175-6	17.03.2015	D.J Hore Pty Limited

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plan	7.5.2015	Garden Granite Pty Ltd

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

B. Modify Condition 16. Stormwater Disposal to read as follows:

A drainage plan indicating all details relevant to the collection and disposal of stormwater from the proposed buildings and paved areas is to be provided. Stormwater shall be conveyed from the development to the existing dam located due north of the dwelling and generally in accordance with the concept stormwater plan prepared by D.J. Dore Pty Limited, drawing no. 1175-6, dated 17 March 2015.

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

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.
(DACENCPCC3)

Important Information

This letter should therefore be read in conjunction with DA2011/0105 dated 5 December 2011.

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 Julie Edwards, Planner

Date 28/07/2015