

NORTHERN BEACHES COUNCIL

20 April 2017



Simon David Robert Gee
12 Toronto Avenue
CROMER NSW 2099

Dear Sir/Madam

Application Number: Mod2016/0182
Address: Lot 1 DP 514220 , 12 Toronto Avenue, CROMER NSW 2099
Proposed Development: Modification of Development Consent DA2014/0612 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 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,

David Auster
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0182
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Simon David Robert Gee
Land to be developed (Address):	Lot 1 DP 514220 , 12 Toronto Avenue CROMER NSW 2099
Proposed Development:	Modification of Development Consent DA2014/0612 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	20/04/2017
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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
S2 Showing "Section 96 - replace glass pool fence with timber screen" in red	5 May 2014	Sally Gardner Design and Draft

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. (DACPLB01)

B. Add Condition No. 1B - to read as follows:

1B. Height of Timber Screen

The Timber Screen located along the eastern and northern edges of the swimming pool coping is to be no higher than 1.8m above the height of the coping.

Reason: To minimise bulk and scale while still complying with pool fencing requirements.

Important Information

NORTHERN BEACHES COUNCIL

This letter should therefore be read in conjunction with DA2014/0612 dated 02/09/2014, MOD2014/0203 dated 12/12/2014, and MOD2015/0013 dated 11/03/2015.

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 David Auster, Planner

Date 20/04/2017