

19 August 2019



AMDE Construction
2 / 28 - 30 Orchard Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2019/0161
Address: Lot 5 DP 10169 , 76 Cassia Street, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2018/0927 granted for construction of a dwelling house swimming pool and demolition works

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,



Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0161
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	AMDE Construction
Land to be developed (Address):	Lot 5 DP 10169 , 76 Cassia Street DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2018/0927 granted for construction of a dwelling house swimming pool and demolition works

DETERMINATION - APPROVED

Made on (Date)	19/08/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Amend Condition 2A. Amendment to the Approved Plans, to read as follows:

2A. Amendment to the Approved Plans

- i) Windows W14 and W15 are to a high window sill set at 1.7m above finished floor level.
- ii) The privacy screen as shown on the front balcony is to be fixed to the adjacent front wall (not on rails).

Details are to be shown on the Construction Certification plans to the satisfaction of the Principal Certifying Authority

Reason: Amenity to adjacent property.

Important Information

This letter should therefore be read in conjunction with DA2018/0927 dated 27/08/2018, Mod2018/0641 dated 19/03/2019 and Mod2019/0154 dated 15/04/2019.

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 Julie Edwards, Planner

Date 19/08/2019