

7 November 2013



Emma Leigh Browning
20/4-6 Vineyard St
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2013/0168
Address: Lot A DP 301364
83 Lagoon Street
NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2012/1338 granted for
Demolition works and construction of a new dwelling and swimming
pool

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,

Daniel Milliken
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2013/0168
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Emma Leigh Browning
Land to be developed (Address):	Lot A DP 301364 , 83 Lagoon Street NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2012/1338 granted for Demolition works and construction of a new dwelling and swimming pool

DETERMINATION - APPROVED

Made on (Date)	07/11/2013
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
DA01 Issue C	05/09/2013	Site Specific Designs
DA02 Issue Ca	05/09/2013	Site Specific Designs
DA03 Issue C	05/09/2013	Site Specific Designs
DA04 Issue C	05/09/2013	Site Specific Designs
DA05 Issue C	05/09/2013	Site Specific Designs
DA06 Issue C	05/09/2013	Site Specific Designs

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.12B - Modification of Consent - Side Boundary Fencing to read as follows:

The proposed retaining wall and boundary fence along the eastern boundary is to be constructed wholly within land owned by 83 Lagoon Street. The total height of the retaining wall and fence along the eastern boundary is to be no higher than 1.8m above existing ground level when measured from land on 8 Octavia Street directly adjacent to the subject site.

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

Reason: In order to maintain a cohesive streetscape, to enable casual visual surveillance of public open spaces and ensure consistency with the provisions of Warringah Local Environment Plan. (DACPLC08)

Important Information

This letter should therefore be read in conjunction with DA2012/1338 dated 9 January 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 Daniel Milliken, Development Assessment Officer

Date 07/11/2013