

19 March 2022



Harriet Weir Design
Po Box 48
MANLY NSW 1655

Dear Sir/Madam

Application Number: Mod2022/0015
Address: Lot 1 DP 110238 , 33 Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2021/0757 granted for Alterations and additions to a dwelling house including swimming pool and spa

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:	Mod2022/0015
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Harriet Weir Design
Land to be developed (Address):	Lot 1 DP 110238 , 33 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2021/0757 granted for Alterations and additions to a dwelling house including swimming pool and spa

DETERMINATION - APPROVED

Made on (Date)	16/03/2022
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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

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
MDA 02 Site Roof Plan	4 November 2021	Harriet Weir
MDA 03 Lower Ground Floor Plan	4 November 2021	Harriet Weir
MDA 04 Ground Floor Plan	4 November 2021	Harriet Weir
MDA 05 First Floor Plan	4 November 2021	Harriet Weir
MDA 06 South Elevation	4 November 2021	Harriet Weir
MDA 07 North Elevation	4 November 2021	Harriet Weir
MDA 08 East Elevation	4 November 2021	Harriet Weir
MDA 09 West Elevation	4 November 2021	Harriet Weir
MDA 10 Section AA	4 November 2021	Harriet Weir
MDA 11 Section BB	4 November 2021	Harriet Weir

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) 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. Add Condition 12A - Retaining wall and brickwork- to read as follows:

The proposed new retaining wall and brickwork proposed along the rear and eastern and western side boundary is to be deleted.

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

Reason: Owners consent has not been provided.

B. Add Condition 12B - Fencing - to read as follows:

All new fencing is to be located entirely within the subject site.

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

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

Important Information

This letter should therefore be read in conjunction with DA2021/0757 dated 22 September 2021.

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 must be submitted to Council within 28 days 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

A handwritten signature in black ink, appearing to read 'M. Duncan', written over a horizontal line.

Name

Maxwell Duncan, Planner

Date

16/03/2022