

19 January 2022



Simon Geoffrey Vaughan
S6, 13-15 Smail Street
ULTIMO NSW 2007

Dear Sir/Madam

Application Number: Mod2021/0860
Address: Lot 9 DP 3742 , 16 Fairlight Crescent, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent REV2019/0032 granted for construction of a dwelling house including a 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 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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0860
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Simon Geoffrey Vaughan
Land to be developed (Address):	Lot 9 DP 3742 , 16 Fairlight Crescent FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent REV2019/0032 granted for construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	19/01/2022
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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 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
Proposed Basement Plan - DA03, Issue 10	12 January 2022	Vaughan Architects
Proposed Ground Floor & Swimming Pool Plan - DA04, Issue 10	12 January 2022	Vaughan Architects
Proposed First Floor Plan - DA05, Issue 10	12 January 2022	Vaughan Architects
North & South Elevations - DA07, Issue 9	26 October 2021	Vaughan Architects
East & West Elevations - DA08, Issue 10	12 January 2022	Vaughan Architects
Sections - DA09, Issue 9	26 October 2021	Vaughan Architects
Swimming Pool/Basement Rumpus Sections - DA10, Issue 9	26 October 2021	Vaughan Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.1252557S)	29 October 2021	Vaughan Architects
Geotechnical Report	23 February 2021	DJB Group

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.

B. Add Condition 8A - Amendments to the approved plans to read as follows:

The following amendments are to be made to the approved plans:

- A privacy screen measuring 1.7m in height from finished floor level is required along the 600mm western edge of the northern first floor terrace.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with REV2019/0032 dated 2 October 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 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



Name

Stephanie Gelder, Planner

Date 19/01/2022