

10 December 2015



W & B Consulting Pty Ltd
E652/17-19 Memorial Ave
ST IVES NSW 2075

Dear Sir/Madam

Application Number: Mod2015/0228
Address: Lot 30 DP 222330 , 8 Everton Road, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2011/0937 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,

Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2015/0228
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	W & B Consulting Pty Ltd
Land to be developed (Address):	Lot 30 DP 222330 , 8 Everton Road BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2011/0937 granted for Alterations and Additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	10/12/2015
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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
15.BAXTER.01 - Site Plan	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.03 - Modified Ground Floor Plan	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.04 - Proposed First Floor Plan	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.05 - South Elevation	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.06 - East Elevation	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.07 - North Elevation	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.08 - West Elevation	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.09 - Section A - A	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.10 - Section B - B	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.11 - Section C - C	28 AUG. 2015	W & B Consulting Pty Ltd
15.BAXTER.12 - Section D -D	28 AUG. 2015	W & B Consulting Pty Ltd

b) 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.
(DACPLB01)

B. Modify Condition 3. Prescribed Conditions to read as follows:

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the amended BASIX Certificate (No. A118557_02 dated Saturday, 26, September 2015) (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

(i) in the case of work for which a principal contractor is required to be appointed:

- A. the name and licence number of the principal contractor, and
- B. the name of the insurer by which the work is insured under Part 6 of that Act,

(ii) in the case of work to be done by an owner-builder:

- A. the name of the owner-builder, and
- B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

Important Information

This letter should therefore be read in conjunction with DA2011/0397 dated 31 August 2011.

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 Julie Edwards, Planner

Date 10/12/2015