

19 March 2015



Thomas Benedict Fyfe
7 Scarborough Place
BEACON HILL NSW 2100

Dear Sir/Madam

Application Number: Mod2015/0009
Address: Lot A DP 356822 , 101 Pitt Road, NORTH CURL CURL NSW 2099
Proposed Development: Modification of Development Consent DA2013/1338 granted for Subdivision of land.

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,

Lashta Haidari
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2015/0009
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Thomas Benedict Fyfe
Land to be developed (Address):	Lot A DP 356822 , 101 Pitt Road NORTH CURL CURL NSW 2099
Proposed Development:	Modification of Development Consent DA2013/1338 granted for Subdivision of land.

DETERMINATION - APPROVED

Made on (Date)	19/03/2015
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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

Engineering Plans		
Drawing No.	Dated	Prepared By
23613 -3/C (Driveway Plan & Long Section)	30 July 2014	Taylor Consulting Pty Ltd
23613 - 5/C (Structural - Driveway Details)	30 July 2014	Taylor Consulting Pty Ltd
23613 -1/D (Stormwater Drainage Plan & Long Section)	12 July 2014	Taylor Consulting Pty Ltd
M5532 -660402 (sheet 1 of 2) (Stormwater Layout)	21 October 2014	Ibrahim Stormwater Consultants

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Amend Condition < No. 7 - On-site Stormwater Detention Compliance Certification> to read:

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by Taylor Consulting Engineer, drawing number 23613-1 dated 1 August 2013. Onsite Stormwater Detention system will be required for proposed lots 1 and 2 only.

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

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

C. Amend Condition < No. 8 - Submission of Engineering Plans to read:

Engineering plans are to be submitted to the Certifying Authority for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of Driveway and drainage system which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy and to the following requirements:-

- 5 metres wide concrete driveway with 2 % cross fall designed by a Civil Engineer. The stormwater runoff from the paved area are to be collected and connected to the proposed inter allotment drainage system.
- Passing bay 5.0 metres wide for a distance of at least 10 metres.
- Inter allotment drainage to connect to Council drainage system in Lillee Street.
- Construction of a 1.8 M EKI and pit in Lillee Street.
- All pits are to be cast in situ.
- All public utility services are to be provided and indicated on the plan.
- Deletion of the rear parking bay on proposed Lot 1.

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

Reason: To ensure compliance with Council's specification for engineering works.

D. Add a new Condition < No. 34 - Positive Covenant for future provision of On-site Stormwater Detention to read:

The creation of a "Positive Covenant" over the proposed Lot 3 requiring that any future development is to provide an on-site stormwater detention system. The on-site stormwater detention system is to be designed and constructed in accordance with Council's Onsite Stormwater Detention Technical Specification.

The terms of the positive covenant are to be prepared to Council's satisfaction. Warringah Council shall be nominated as the sole authority empowered to release, vary or modify such covenant.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development

Important Information

This letter should therefore be read in conjunction with DA2013/1338, dated 28 August 2014.

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 Lashta Haidari, Senior Development Planner

Date 19/03/2015