

18 January 2021



Natasha Grice
Suite 7 287 Mona Vale Road
TERREY HILLS NSW 2084

Dear Sir/Madam

Application Number: Mod2020/0633
Address: Lot 52 DP 22369 , 6 Hillcrest Place, NORTH MANLY NSW 2100
Proposed Development: Modification of Development Consent DA2019/0810 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 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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2020/0633 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

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|--|---|
| Applicant: | Natasha Grice |
| Land to be developed (Address): | Lot 52 DP 22369 , 6 Hillcrest Place NORTH MANLY NSW 2100 |
| Proposed Development: | Modification of Development Consent DA2019/0810 granted for alterations and additions to a dwelling house |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 16/01/2021 |
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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 |
| A01 Rev A | 18/11/2020 | Cadence & Co Design |
| A02 Rev A | 18/11/2020 | Cadence & Co Design |
| A03 Rev A | 18/11/2020 | Cadence & Co Design |
| A04 Rev A | 18/11/2020 | Cadence & Co Design |

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail

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

B. Add Condition No. 3A - Limit of use of floor area beneath garage to read as follows:

The storeroom beneath the approved garage must not be utilised as habitable floor space for the

purpose of a secondary dwelling or separate occupancy.

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

Important Information

This letter should therefore be read in conjunction with DA2019/0810 dated 11/10/2019.

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 should be submitted to Council within 3 months 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 Nick Keeler, Planner

Date 16/01/2021