

11 August 2023

Susan Elizabeth Root , Matthew Keith Root  
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49  
NEWPORT NSW 2106

Dear Sir/Madam

**Application Number:** Mod2023/0290  
**Address:** Lot 1 DP 1205310 , 67 Marine Parade, AVALON BEACH NSW 2107  
**Proposed Development:** Modification of Development Consent DA2020/0274 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Nick England  
**Planner**

## NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

<b>Application Number:</b>	Mod2023/0290 PAN-334808
<b>Applicant:</b>	Susan Elizabeth Root C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49 NEWPORT NSW 2106 Matthew Keith Root C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49 NEWPORT NSW 2106
<b>Property:</b>	Lot 1 DP 1205310 67 Marine Parade AVALON BEACH NSW 2107
<b>Description of Development:</b>	Modification of Development Consent DA2020/0274 granted for Alterations and additions to a dwelling house
<b>Determination:</b>	Approved Consent Authority: Northern Beaches Council
<b>Date of Determination:</b>	11/08/2023
<b>Date from which the consent operates:</b>	11/08/2023

Under Section 4.55 (2) Environmental Impact of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

### Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

### Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable environmental impacts.

### Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

### Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

### Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

### Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

**Signed**            On behalf of the Consent Authority



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Name                Nick England, Planner

Date                 11/08/2023

## Modification Summary

The development consent is modified as follows:

### **Modified conditions as follows:**

#### **A. Condition 1 is amended to the extent as follows:**

##### **Condition No.1 - 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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C4.55-3, Site Analysis Plan	18/05/2023	sketchArc
C4.55-6, First Floor Plan	18/05/2023	sketchArc
C4.55-7, Lower Roof Plan	18/05/2023	sketchArc
C4.55-8, Third Floor Plan	18/05/2023	sketchArc
C4.55-9, Fourth Floor Plan	18/05/2023	sketchArc
C4.55-10, Roof Floor Plan	18/05/2023	sketchArc
C4.55-11, North and South Elevation	18/05/2023	sketchArc
C4.55-12, East Elevation	18/05/2023	sketchArc
C4.55-13, West Elevation	18/05/2023	sketchArc
C4.55-14, West Elevation	18/05/2023	sketchArc
C4.55-15, Section A-A and B-B	18/05/2023	sketchArc
C4.55-16, Section B1-B1	18/05/2023	sketchArc
C4.55-17, Section C-C	18/05/2023	sketchArc

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate, A357439_06	17 May 2023	Phil Brown Drafting
Correspondence Ref No.190070E	4 August 2023	Building Code

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.

#### **B. Modify Condition 7 - Amendments to the approved plans to read as follows:**

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

(a) all works are to be setback a minimum distance of 2.5m from the southern boundary of the land adjoining No.65 Marine Parade; and

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 the surrounding area of high scenic value

## Important Information

This letter should therefore be read in conjunction with DA2020/0274 dated 2 October 2020.

## Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

**Council** means Northern Beaches Council.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

**Local planning panel** means Northern Beaches Local Planning Panel.

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Subdivision certificate** means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

**Subdivision works certificate** means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

**Sydney district or regional planning panel** means Sydney North Planning Panel.