

19 July 2021



Greig Witney  
129 George Street  
AVALON BEACH NSW 2107

Dear Sir/Madam

**Application Number:** Mod2021/0276  
**Address:** Lot 4 DP 14882 , 154 Cabarita Road, AVALON BEACH NSW 2107  
**Proposed Development:** Modification of Development Consent N0832/01 granted for demolition of existing dwelling and construction of a new dwelling, inground swimming pool and front fence

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,



Dean Pattalis  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0276
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Greig Witney
<b>Land to be developed (Address):</b>	Lot 4 DP 14882 , 154 Cabarita Road AVALON BEACH NSW 2107
<b>Proposed Development:</b>	Modification of Development Consent N0832/01 granted for demolition of existing dwelling and construction of a new dwelling, inground swimming pool and front fence

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	19/07/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA04-B (First Floor Plan)	06 September 2002	Patrick Nicholas Design
DA05-A (Elevations)	31 August 2001	Patrick Nicholas Design
DA06-A1 (Elevations)	25 June 2003	Patrick Nicholas Design
DA07-A1 (Elevations)	25 June 2003	Patrick Nicholas Design
DA08-A1 (Section A-A)	25 June 2003	Patrick Nicholas Design
DA09-A (Section B-B)	31 August 2001	Patrick Nicholas Design
DA12-A (Section C-C)	30 August 2001	Patrick Nicholas Design

##### 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.

### Important Information

This letter should therefore be read in conjunction with N0832/01.

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                      Dean Pattalis, Planner

Date                      19/07/2021