

5 March 2021

Envirostructure
48 Kalang Road
ELANORA HEIGHTS NSW 2101

Dear Sir/Madam

Application Number: Mod2020/0680
Address: Lot 5 DP 17704 , 16 Cabarita Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2018/1968 granted for the construction of a boat shed

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,



Gareth David
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0680
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Envirotexture
Land to be developed (Address):	Lot 5 DP 17704 , 16 Cabarita Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2018/1968 granted for the construction of a boat shed

DETERMINATION - APPROVED

Made on (Date)	05/03/2021
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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
Site Plan and Site Analysis, Dwg 11.01, Issue 1	11/02/2021	Envirotexture
Boat Shed Floor Plan, Dwg 21.01, Issue 1	11/02/2021	Envirotexture
Elevations, Dwg 30.01, Issue 1	11/02/2021	Envirotexture
Sections, Dwg 40.01, issue 1	11/02/2021	Envirotexture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment, Ref: J1477B	4/12/2020	White Geotechnical Group
Typical Sandstone Block Retaining Wall - 16 Cabarita Road, Avalon	9/01/2020	Tall Ideas Pty Ltd

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.

B. Add Condition No.23A - Works Within Subject Site to read as follows:

This consent for Mod2020/0680 relates to works that are located wholly within the subject site only. No approval is granted for the pool fence, steps, ramp, paving, retaining wall, boundary fence or other works that are sited beyond the rear or side property boundary, as the relevant land owners consent from NSW Crown Lands or adjoining property owners has not been provided.

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 DA2018/1968.

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 Gareth David, Planner

Date 05/03/2021