

3 April 2020

Stephen Lesiuk Architects
PO Box 30
PALM BEACH NSW 2108

Dear Sir/Madam

Application Number: Mod2020/0110
Address: Lot 34 DP 22361 , 21 Ruskin Rowe, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2019/0498 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,



Megan Surtees
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0110
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stephen Lesiuk Architects
Land to be developed (Address):	Lot 34 DP 22361 , 21 Ruskin Rowe AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0498 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	03/04/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition 4: Policy Controls to read as follows:

DELETE

Reason: The revised cost of works no longer requires a monetary contribution pursuant to *Section 7.12 of the Environmental Planning and Assessment Act 1979*.

B. Delete Condition 8: Vehicle Crossings Application to read as follows:

DELETE

C. Delete Condition 12: Vehicle Crossings to read as follows:

DELETE

Important Information

This letter should therefore be read in conjunction with DA2019/0498

Planning Principles

In a merit consideration of the proposal, consideration of the development has been given against the Land and Environment Court Planning Principle in relation to The extent of demolition - alterations and additions or a new building detailed in Edgar Allan Planning Pty Limited v Wollahra Municipal Council [2006] NSWLEC 790 as follows:

Will the development result in an alteration to an existing by more than half (50%) of the existing external fabric of the building is demolished? (Note: The area of the existing external fabric is taken to be the surface area of all the existing external walls, the roof measured in plan and the area of the lowest habitable floor)	No
Is the development considered to be Alterations and additions; or	No
Is the development considered to be a new building	No

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 Megan Surtees, Planner

Date 03/04/2020