

23 August 2022



Jean Stewart Pty Ltd  
4 La France Court  
MERMAID WATERS NSW 4218

Dear Sir/Madam

**Application Number:** Mod2022/0404  
**Address:** Lot 36 DP 8139 , 138 Headland Road, NORTH CURL CURL NSW 2099  
**Proposed Development:** Modification of Development Consent DA2022/0043 granted for Alterations and additions to a dual occupancy

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,



Claire Ryan  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0404
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Jean Stewart Pty Ltd
<b>Land to be developed (Address):</b>	Lot 36 DP 8139 , 138 Headland Road NORTH CURL CURL NSW 2099
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0043 granted for Alterations and additions to a dual occupancy

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	20/08/2022
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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
202011/MOD04 Level 2: First Floor Plan	15 July 2022	Stewart Design Studio
202011/MOD05 Level 3: Second Floor Plan	15 July 2022	Stewart Design Studio
202011/MOD10 West Elevation	15 July 2022	Stewart Design Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A420303_03	15 July 2022	Jean Stewart

##### 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 DA2022/0043 dated 23 February 2022.

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 must be lodged on the NSW Planning portal within 28 days 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



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**Name** Claire Ryan, Principal Planner

**Date** 20/08/2022