

4 May 2021

Simon Rosewell  
1/136 Willoughby Road  
CROWS NEST NSW 2065

Dear Sir/Madam

**Application Number:** Mod2021/0028  
**Address:** Lot 51 DP 165052 , 63 Gordon Street, CLONTARF NSW 2093  
**Proposed Development:** Modification of Development Consent DA43/2016 granted for alterations and additions to an existing dwelling house, garage, terrace, pergola and the entry bridge

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 Keeler  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0028
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Simon Rosewell
<b>Land to be developed (Address):</b>	Lot 51 DP 165052 , 63 Gordon Street CLONTARF NSW 2093
<b>Proposed Development:</b>	Modification of Development Consent DA43/2016 granted for alterations and additions to an existing dwelling house, garage, terrace, pergola and the entry bridge

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	03/05/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No. DA1A - 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>
1505 DA 01 Rev C	28/04/2021	Simon Rosewell
1505 DA 02 Rev C	28/04/2021	Simon Rosewell
1505 DA 03 Rev C	28/04/2021	Simon Rosewell
1505 DA 04 Rev C	28/04/2021	Simon Rosewell
1505 DA 05 Rev C	28/04/2021	Simon Rosewell
1505 DA 06 Rev C	28/04/2021	Simon Rosewell
1505 DA 07 Rev C	28/04/2021	Simon Rosewell

<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 No. A241551_02	27/01/2021	Simon Rosewell

##### b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

## **B. Delete Condition ANS01**

### **Important Information**

This letter should therefore be read in conjunction with DA43/2016 dated 22/06/2016.

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                      Nick Keeler, Planner

Date                      03/05/2021