

23 June 2021

Outbuild Group Pty Ltd  
41 Islington Road  
STANHOPE GARDENS NSW 2768

Dear Sir/Madam

**Application Number:** Mod2021/0378  
**Address:** Lot 80 DP 11784 , 12 Ingleside Road, INGLESIDE NSW 2101  
**Proposed Development:** Modification of Development Consent DA2020/1574 granted for construction of 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](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,



Julie Edwards  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0378
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Outbuild Group Pty Ltd
<b>Land to be developed (Address):</b>	Lot 80 DP 11784 , 12 Ingleside Road INGLESIDE NSW 2101
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1574 granted for construction of a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	22/06/2021
-----------------------	------------

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>
29914187 (Sheet 1, 2, 2.1,3, 4, 5, 6,7, 15,16,17,18, and 19)	13/04/20 (Revision H)	Clarendon Homes

<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>
Arboricultural Impact Appraisal and Method Statement	18 November 2020	Naturally Trees
Bushfire Hazard Assessment	08/02/2021	Bushfire Planning & Design
On Site Wastewater Assessment	6 November 2020	Southeast

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

e) The development is to be undertaken generally in accordance with the following:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Landscape Site Plan - Sheet 01 of 04 - Revision B	16/11/20	Clarendon Homes
Landscape Plan - FRONT - Sheet 02 of 04 - Revision B	16/11/20	Clarendon Homes
Landscape Plan - REAR - Sheet 03 of 04 - Revision B	16/11/20	Clarendon Homes
Plant Schedule, Spec & Calculations - Sheet 04 of 04 - Revision B	16/11/20	Clarendon Homes

<b>Waste Management Plan</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	27 November	-

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 DA2020/1574 dated 11 February 2021.

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 Julie Edwards, Planner

Date 22/06/2021