

26 June 2023



Adam Leigh Bullpit
46 Daintrey Street
FAIRLIGHT NSW 2094

Dear Sir/Madam

Application Number: Mod2023/0258
Address: Lot 25 DP 4449 , 46 Daintrey Street, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2020/1177 granted for Alterations and additions an existing dwelling

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,



Jordan Howard
Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2023/0258 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|--|--|
| Applicant: | Adam Leigh Bullpit |
| Land to be developed (Address): | Lot 25 DP 4449 , 46 Daintrey Street FAIRLIGHT NSW 2094 |
| Proposed Development: | Modification of Development Consent DA2020/1177 granted for Alterations and additions an existing dwelling |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 23/06/2023 |
|-----------------------|------------|

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 |
| Cover MOD00 - RevA | 5 April 2023 | Action Plans |
| Site Analysis - MOD01 - RevA | 5 April 2023 | Action Plans |
| Site/Roof/Sediment Erosion/Waste Management/Stormwater Concept Plan - MOD02 - RevA | 5 April 2023 | Action Plans |
| Existing Ground Floor Plan - MOD03 - RevA | 5 April 2023 | Action Plans |
| Existing First Floor Plan - MOD04 - RevA | 5 April 2023 | Action Plans |
| Proposed Lower Ground Floor Plan - MOD05 - RevA | 5 April 2023 | Action Plans |
| Proposed Ground Floor Plan - MOD06 - RevA | 5 April 2023 | Action Plans |
| Proposed First Floor Plan - MOD07 - RevA | 5 April 2023 | Action Plans |
| North/East Elevations - MOD08 - RevA | 5 April 2023 | Action Plans |
| South/West Elevations - MOD09 - RevA | 5 April 2023 | Action Plans |
| West Elevation - House - MOD10 - RevA | 5 April 2023 | Action Plans |
| Long/Cross Sections - MOD11 - RevA | 5 April 2023 | Action Plans |

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|---|--------------|--------------|
| Area Calculations/Sample Board/External Window & Door Schedule - MOD12 - RevA | 5 April 2023 | Action Plans |
| Driveway Plan and Section - MOD16 - RevA | 5 April 2023 | Action Plans |
| BASIX Commitments - MOD17 - RevA | 5 April 2023 | Action Plans |

| Reports / Documentation – All recommendations and requirements contained within: | | |
|---|---------------|--------------------|
| Report No. / Page No. / Section No. | Dated | Prepared By |
| BASIX Certificate No. A354250_03 | 30 March 2023 | Action Plans |

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

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

| Waste Management Plan | | |
|------------------------------|-------------------|--------------------|
| Drawing No. | Dated | Prepared By |
| Waste Management Plan | 18 September 2020 | - |

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 DA2020/1177 approved 8 December 2020.

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



northern
beaches
council

J. Howard

Name Jordan Howard, Planner

Date 23/06/2023