

26 October 2020



Richard Francis Smith
24 Chisholm Avenue
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2020/0417
Address: Lot 3 DP 1170985 , 24 Chisholm Avenue, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2019/0128 granted for Demolition works and 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

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,



Renee Ezzy
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0417
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Richard Francis Smith
Land to be developed (Address):	Lot 3 DP 1170985 , 24 Chisholm Avenue AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0128 granted for Demolition works and construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	22/10/2020
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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
DA01 - Site Plan and Site Analysis	8 February 2019	Richard Smith Architect
S96 04 - Garage Level	21 August 2020	Richard Smith Architect
S96 05 - Ground Level	21 August 2020	Richard Smith Architect
S96 06 - Upper Level	21 August 2020	Richard Smith Architect
S96 07 - Roof Plan	21 August 2020	Richard Smith Architect
S96 08 - Section DD and Elevations N and W	21 August 2020	Richard Smith Architect
S96 09 - Elevations S and E	21 August 2020	Richard Smith Architect
S96 10 - Sections AA and BB	21 August 2020	Richard Smith Architect

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1129609S	21 August 2020	Richard Smith Architect

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:

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 DA2019/0128 dated 27 June 2019..

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

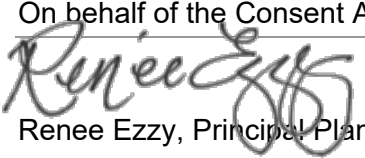
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination 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 
Renee Ezzy, Principal Planner

Date 22/10/2020