

21 May 2021



THW Architects  
58 - 60 Old Barrenjoey Road  
AVALON BEACH NSW 2107

Dear Sir/Madam

**Application Number:** Mod2021/0119  
**Address:** Lot 1 DP 210320 , 42 Riverview Road, AVALON BEACH NSW 2107  
**Proposed Development:** Modification of Development Consent DA2018/1462 granted for alterations and additions to 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,



Ashley Warnest  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0119
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	THW Architects
<b>Land to be developed (Address):</b>	Lot 1 DP 210320 , 42 Riverview Road AVALON BEACH NSW 2107
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1462 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	21/05/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
A00-E Site	02/03/2021	THW Architects
A01-D Basement	02/03/2021	THW Architects
A02-F Ground and Demolition	02/03/2021	THW Architects
A03-D First Floor and Demolition	02/03/2021	THW Architects
A10-D Elevations	02/03/2021	THW Architects
A11-D Elevations	02/03/2021	THW Architects
A12-D Elevations	02/03/2021	THW Architects
A13-D Elevations	02/03/2021	THW Architects

<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>
Geotechnical Report - Ref. QP 00185A	11/03/2021	Hodgson

##### 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 DA2018/1462 dated 02/01/2019.

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                      Ashley Warnest, Planner

Date                      21/05/2021