

25 July 2021

Gregory Rex Donovan
24 Bate Avenue
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application Number: Mod2021/0232
Address: Lot 6 DP 215573 , 4 Beverley Place, CURL CURL NSW 2096
Proposed Development: Modification of Development Consent DA2018/1455 granted for demolition works and construction of a dwelling house including swimming pool

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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0232
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Gregory Rex Donovan
Land to be developed (Address):	Lot 6 DP 215573 , 4 Beverley Place CURL CURL NSW 2096
Proposed Development:	Modification of Development Consent DA2018/1455 granted for demolition works and construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	21/07/2021
-----------------------	------------

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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan A4.55(2)01	30/06/2021	Richard Cole Architecture
First Floor A4.55(2)02	30/06/2021	Richard Cole Architecture
Southern Elevation A4.55(2)03	30/06/2021	Richard Cole Architecture
Northern Elevation A4.55(2)04	30/06/2021	Richard Cole Architecture
Long Section A4.55(2)05	30/06/2021	Richard Cole Architecture

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.

B. Modify Condition No. 2 Amendments to approved plans to read as follows:

The following amendments are to be made to the approved plans:

a) The southern and northern facades are to be painted/coloured in light to medium colours/tones.

b) Two plans are to be amended to display the correct titles of the elevations, i.e. the southern elevation (plan 4.552(2)04) is incorrectly titled "North Elevation" and should be amended to be titled "South Elevation" & the northern elevation (plan 4.55(2)03) is incorrectly titled "Southern Elevation" and should be amended to be titled "Northern Elevation".

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2018/1455 dated 14 February 2019 and MOD2019/0466 dated 12 December 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 Catriona Shirley, Planner

Date 21/07/2021