

26 May 2021

Tobias James Hutton  
46 The Avenue  
NEWPORT NSW 2106

Dear Sir/Madam

**Application Number:** Mod2021/0179  
**Address:** Lot 9 DP 20988 , 46 The Avenue, NEWPORT NSW 2106  
**Proposed Development:** Modification of Development Consent DA2020/1388 granted for alterations and additions to a dwelling house including a secondary 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](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>	Mod2021/0179
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Tobias James Hutton
<b>Land to be developed (Address):</b>	Lot 9 DP 20988 , 46 The Avenue NEWPORT NSW 2106
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1388 granted for alterations and additions to a dwelling house including a secondary dwelling

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	26/05/2021
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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>
Lower Ground Floor (Secondary dwelling), Dwg No: 3, Rev 1	27/04/2021	Blackadder Designs
Upper Ground Floor (Primary dwelling), Dwg No: 4, Rev 1	27/04/2021	Blackadder Designs
Elevations: South & North, Dwg No: 6, Rev 1	27/04/2021	Blackadder Designs
Elevations: East & West, Dwg No: 7, Rev 1	27/04/2021	Blackadder Designs

<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>
BASIX Certificate, 1147857S_02	3/5/2021	Blackadder Designs

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

### Important Information

This letter should therefore be read in conjunction with DA2020/1388 dated 21/01/2021.

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                      Ashley Warnest, Planner

Date                      26/05/2021