

23 December 2021



Paul Andrew Torrington  
20 Evergreen Drive  
CROMER NSW 2099

Dear Sir/Madam

**Application Number:** Mod2021/0889  
**Address:** Lot 5 DP 6000 , 10 Gardere Avenue, CURL CURL NSW 2096  
**Proposed Development:** Modification of Development Consent DA2021/0010 granted for Demolition works and construction of 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,



Penny Wood  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0889
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Paul Andrew Torrington
<b>Land to be developed (Address):</b>	Lot 5 DP 6000 , 10 Gardere Avenue CURL CURL NSW 2096
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0010 granted for Demolition works and construction of dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	23/12/2021
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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>
Dwg No. 580.A702 Landscape Plans	2 November 2011	Urban Harmony

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Dwg No. S00.01	October 2020	Engineering Studio
Dwg No. S01.01	October 2020	Engineering Studio
Dwg No. S01.04	October 2020	Engineering Studio

##### 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. Add Condition 13A - Approved works constructed within subject site to read as follows:**

The plans submitted for the Construction Certificate are to ensure all works, including footings of the

retaining wall are to be maintained within the property boundaries of the subject site.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure all approved works are constructed within the subject site and in a manner anticipated by the development consent.

## Important Information

This letter should therefore be read in conjunction with DA2021/0010 dated 5 May 2021 and MOD2021/0548 dated 13 October 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 must be submitted to Council 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



Name Penny Wood, Planner

Date 23/12/2021