

13 November 2019

Sarah Jane McKechnie  
7 Dixon Avenue  
FRENCHS FOREST NSW 2086

Dear Sir/Madam

**Application Number:** Mod2019/0501  
**Address:** Lot 11 DP 31074 , 7 Dixon Avenue, FRENCHS FOREST NSW 2086  
**Proposed Development:** Modification of Development Consent DA2019/0271 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,



Thomas Burns  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2019/0501
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Sarah Jane McKechnie
<b>Land to be developed (Address):</b>	Lot 11 DP 31074 , 7 Dixon Avenue FRENCHS FOREST NSW 2086
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0271 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	13/11/2019
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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>
MOD03 - PROPOSED GROUND FLOOR	October 2019	JAH Design Services
MOD04 - PROPOSED FIRST FLOOR	October 2019	JAH Design Services
MOD05 - EAST & WEST ELEVATIONS	October 2019	JAH Design Services
MOD06 - NORTH & SOUTH ELEVATIONS	October 2019	JAH Design Services
MOD07 - SECTIONS	October 2019	JAH Design Services

<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 No. A342083_02	16 October 2019	JAH Design Services

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:

<b>Waste Management Plan</b>
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Drawing No.	Dated	Prepared By
Waste Management Plan	01 March 2019	Sarah McKechnie

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 DA2019/0271 dated 12 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 Thomas Burns, Planner

Date 13/11/2019