

23 April 2018



JJ Drafting  
174 Garden St  
NORTH NARRABEEN NSW 2101

Dear Sir/Madam

**Application Number:** Mod2018/0050  
**Address:** Lot 1 DP 238326 , 22 Sunnyridge Place, BAYVIEW NSW 2104  
**Proposed Development:** Modification of consent N0316/14 for the additions to the dwelling involving a new garage deck rear ground floor addition and second storey extension

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,



Hugh Halliwell  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2018/0050
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	JJ Drafting
<b>Land to be developed (Address):</b>	Lot 1 DP 238326 , 22 Sunnyridge Place BAYVIEW NSW 2104
<b>Proposed Development:</b>	Modification of consent N0316/14 for the additions to the dwelling involving a new garage deck rear ground floor addition and second storey extension

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	23/04/2018
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The request to modify the above-mentioned Development Consent has been approved 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>
DA 1	January 2018	JJ Drafting
DA 2	January 2018	JJ Drafting
DA 3	January 2018	JJ Drafting
DA 4	January 2018	JJ Drafting
DA 5	January 2018	JJ Drafting

<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, Certificate No. A306501	6 February 2018	JJ Drafting

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

f) The development is to be undertaken generally in accordance with the following:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

**Add Condition B19 to read as follows:**

The existing screen planting along the north east boundary shall be retained and protected.

Reasons: to satisfy C1.5 Visual Privacy.

**Important Information**

This letter should therefore be read in conjunction with N0316/14, 7 May 2015..

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.

Section 97AA 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.

**Right to Review by the Council**

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

*NOTE: A fee will apply for any request to review the determination.*

**Signed**                      On behalf of the Consent Authority



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**Name**                      Hugh Halliwell, Planner

**Date**                        23/04/2018