

11 April 2019



The Proprietors of Strata Plan 3256 7
C/- Vaughan Milligan Development Consulting PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2019/0045
Address: Lot CP SP 32567 , 8 Willyama Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA0154/2017 granted for Alterations and additions to the existing dual occupancy.

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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0045
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	The Proprietors of Strata Plan 3256 7
Land to be developed (Address):	Lot CP SP 32567 , 8 Willyama Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA0154/2017 granted for Alterations and additions to the existing dual occupancy.

DETERMINATION - APPROVED

Made on (Date)	08/04/2019
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site analysis plan	7 February 2019	Brianna Emily Design
Lower Ground Floor	7 February 2019	Brianna Emily Design
Ground Level Plan	7 February 2019	Brianna Emily Design
First Floor Plan	7 February 2019	Brianna Emily Design
Roof Plan	7 February 2019	Brianna Emily Design
Elevations- Sheet 1	7 February 2019	Brianna Emily Design
Elevations- Sheet 2	7 February 2019	Brianna Emily Design
Section A	7 February 2019	Brianna Emily Design
Section B	7 February 2019	Brianna Emily Design
Section C	7 February 2019	Brianna Emily Design
Section D	7 February 2019	Brianna Emily Design
Section E	7 February 2019	Brianna Emily Design

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
BASIX certificate No. A275431_01	29 January 2019	Brianna Mitchell

d) 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. Delete Condition ANS01 to read as follows:

ANS01
DELETED

Important Information

This letter should therefore be read in conjunction with DA154/2017 dated 14 November 2017.

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 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Division 8.2 of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged 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



Name Maxwell Duncan, Planner

Date 08/04/2019