

21 May 2021



Your Beautiful Home Pty Ltd  
15 / 28 - 34 Roseberry Street  
BALGOWLAH NSW 2093

Dear Sir/Madam

**Application Number:** Mod2021/0205  
**Address:** Lot 2 DP 758566 , 5 Killala Avenue, KILLARNEY HEIGHTS NSW 2087  
**Proposed Development:** Modification of Development Consent DA2020/0084 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>	Mod2021/0205
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Your Beautiful Home Pty Ltd
<b>Land to be developed (Address):</b>	Lot 2 DP 758566 , 5 Killala Avenue KILLARNEY HEIGHTS NSW 2087
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0084 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	20/05/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.1B - 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>
DA01 - Ground Floor Plan (Revision G)	19/04/2021	Your Beautiful Home
DA02 - Proposed South & East Elevation (Revision G)	19/04/2021	Your Beautiful Home

<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. A413310	19/04/2021	Your Beautiful Home
Bush Fire Assessment Report No. 5Kil-03	28/04/2021	Bushfire Consultancy Australia

##### 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 17 - Ground Floor not to be used for Separate Occupancy**

The approved ground floor is not permitted to be used, or adapted to be used, for separate occupancy.

Reason: Nothing in this consent authorises the use of the site or any onsite structures as detailed on the approved plans for any land use of the site beyond the definition of a dwelling house.

## **Important Information**

This letter should therefore be read in conjunction with DA2020/0084 dated 18 March 2020 and Mod2021/0018 dated 10 March 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                      Thomas Burns, Planner

Date                      20/05/2021