

19 May 2022

Virginia Kerridge Architect  
G03/59 Great Buckingham Street  
REDFERN NSW 2016

Dear Sir/Madam

**Application Number:** Mod2022/0148  
**Address:** Lot 2 DP 7391 , 43 Beach Road, COLLAROY NSW 2097  
Lot 1 DP 300846 , 41 Beach Road, COLLAROY NSW 2097  
**Proposed Development:** Modification of Development Consent DA2019/1522 granted for consolidation of two lots into one, demolition works and construction of a dwelling house including a swimming pool

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,



Dean Pattalis  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0148
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Virginia Kerridge Architect
<b>Land to be developed (Address):</b>	Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach Road COLLAROY NSW 2097
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1522 granted for consolidation of two lots into one, demolition works and construction of a dwelling house including a swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	19/05/2022
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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>
S4.55 200-A (North & East Elevations Proposed)	16 March 2022	Virginia Kerridge Architect
S4.55 210-A (South & West Elevations Proposed)	16 March 2022	Virginia Kerridge Architect
S4.55 310-A (Proposed Sections C-C & E-E)	16 March 2022	Virginia Kerridge Architect
S4.55 400-A (Materials and Finishes Schedule)	16 March 2022	Virginia Kerridge Architect

##### 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 20(A) - External Finishes to the Wall to read as follows:**

The proposed external finishes to the wall cladding at the first floor and ground floor kitchen shall have a medium to dark range and shall match (as best it can) to the colours and finishes of the remaining

components of the approved dwelling so as to achieve visual continuity.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

## Important Information

This letter should therefore be read in conjunction with DA2019/1522.

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 lodged on the NSW Planning portal 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 Dean Pattalis, Planner

Date 19/05/2022