

14 May 2021

Amanda Alice Eilbeck
13 Bruce Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2021/0163
Address: Lot 10 DP 15762 , 13 Bruce Street, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2019/0833 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

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,



Penny Wood
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0163
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Amanda Alice Eilbeck
Land to be developed (Address):	Lot 10 DP 15762 , 13 Bruce Street MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2019/0833 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	14/05/2021
-----------------------	------------

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
4.55 - Site Plan	26 March 2021	Richard Cole Architecture
4.55 - Lower Ground Floor Plan	26 March 2021	Richard Cole Architecture
4.55 - Elevation - North	26 March 2021	Richard Cole Architecture
4.55 - Section AA	26 March 2021	Richard Cole Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A331967_02	19 April 2021	Richard Cole Architecture
4.55 Application Amendment - Geotechnical Advice	30 March 2021	Martens Consulting Engineers

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.

Important Information

This letter should therefore be read in conjunction with DA2019/0833 dated 13 November 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 Penny Wood, Planner

Date 14/05/2021