

6 July 2021

Isabel Clare McLennan
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2021/0311
Address: Lot 51 DP 1043879 , 3 Bakers Road, CHURCH POINT NSW 2105
Proposed Development: Modification of Development Consent DA2020/0193 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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0311
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Isabel Clare McLennan
Land to be developed (Address):	Lot 51 DP 1043879 , 3 Bakers Road CHURCH POINT NSW 2105
Proposed Development:	Modification of Development Consent DA2020/0193 for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	05/07/2021
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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
C4.55-4 - Site Analysis Plan & Waste Management Plan	8 April 2021	Northern Beaches Designs
C4.55-5 - Store Floor Plan	8 April 2021	Northern Beaches Designs
C4.55-6 - Ground Floor Plan	8 April 2021	Northern Beaches Designs
C4.55-7 - First Floor Plan	8 April 2021	Northern Beaches Designs
C4.55-8 - Roof Floor Plan	8 April 2021	Northern Beaches Designs
C4.55-9 - Elevations, N, S	8 April 2021	Northern Beaches Designs
C4.55-10 - Elevations, E, W	8 April 2021	Northern Beaches Designs
C4.55-11 - Section, A-A	8 April 2021	Northern Beaches Designs

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Assessment	June 2021	Treeism Arboricultural Services

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. New Conditions to be imposed under this Modified Consent

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

21. Approved Store Room not to be used for Separate Occupancy

The approved store room 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.

22. Tree Retention/Replacement

Trees that die or are removed must be replaced with another locally native canopy tree.

Reason: To replace locally native trees.

Important Information

This letter should therefore be read in conjunction with DA2020/0193 dated 24 April 2020.

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



northern
beaches
council

T. Burns

Name Thomas Burns, Planner

Date 05/07/2021