

30 November 2020

Jason Jacob Emmelkamp
1 Gilles Crescent
BEACON HILL NSW 2100

Dear Sir/Madam

Application Number: Mod2020/0500
Address: Lot 11 DP 222326 , 1 Gilles Crescent, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent DA2020/0716 granted for demolition works and construction of a secondary dwelling

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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0500
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jason Jacob Emmelkamp
Land to be developed (Address):	Lot 11 DP 222326 , 1 Gilles Crescent BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent DA2020/0716 granted for demolition works and construction of a secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	30/11/2020
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No.6 Amendments to the approved plans, to read as follows:

The following amendments are to be made to the approved plans:

- Windows W04 and W05 are to have fixed privacy louvres with spacings no more than 20mm.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2020/0716 dated 07 September 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



Name Kye Miles, Planner

Date 30/11/2020