

5 March 2021



Leanne James , John Lyndon James
18 Tasman Road
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2020/0558
Address: Lot 9 DP 13811 , 18 Tasman Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2018/1223 granted for alterations and additions to a dwelling house

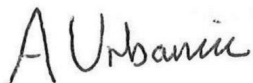
Please find attached the Notice of Determination for the above mentioned Application.

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,



Adam Urbancic
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0558
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Leanne James John Lyndon James
Land to be developed (Address):	Lot 9 DP 13811 , 18 Tasman Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2018/1223 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	04/03/2021
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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
S455 001, Site Plan, Issue B	15 February 2021	Alex Bryden Architecture
S455 100, Ground Floor Plan, Issue B	15 February 2021	Alex Bryden Architecture
S455 101, First Floor Plan, Issue B	15 February 2021	Alex Bryden Architecture
S455 102, Roof Plan, Issue B	15 February 2021	Alex Bryden Architecture
S455 200, Elevations 1, Issue B	15 February 2021	Alex Bryden Architecture
S455 201, Elevations 2, Issue B	15 February 2021	Alex Bryden Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (Cert No. A406731)	15 February 2021	Alex Bryden Architecture

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 No. 1B - 'Compliance with Other Department, Authority or Service Requirements' to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	17 December 2020

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Add Condition No. 18A - 'Screen Planting' under the heading 'Conditions which must be complied with prior to the issue of the Occupation Certificate' to read as follows:

Screen planting comprising locally native shrub planting capable of attaining a height of 3m at maturity is to be provided along the southern side boundary for the length of the decking, installed no more than 1m apart and planted at minimum 200mm pot size.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim/final Occupation Certificate.

Reason: To ensure the modified development provides a reasonable level of visual privacy.

Important Information

This letter should therefore be read in conjunction with DA2018/1223, dated 31 October 2018.

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

A Urbancic

Name Adam Urbancic, Planner

Date 04/03/2021