

6 May 2021



Megan Oi Qwan Chan O'Leary  
C/- Nolan Planning Consultants 75 Oliver Street  
FRESHWATER NSW 2096

Dear Sir/Madam

**Application Number:** Mod2020/0715  
**Address:** Lot 1 DP 900658 , 7 Pavilion Street, QUEENSCLIFF NSW 2096  
**Proposed Development:** Modification of Development Consent DA2018/0612 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](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,



Thomas Burns  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0715
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Megan Oi Qwan Chan O'Leary
<b>Land to be developed (Address):</b>	Lot 1 DP 900658 , 7 Pavilion Street QUEENSCLIFF NSW 2096
<b>Proposed Development:</b>	Modification of Development Consent DA2018/0612 for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	06/05/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.1B - 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>
DA07	unknown	Corben Architects
DA11	unknown	Corben Architects
DA22	unknown	Corben Architects

##### 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 2A - Works approved under this Consent**

This Section 4.55(1A) Modification only approves the following works:

- Fascia detail to conceal the gutter on the eastern elevation.
- New 1200mm x 500mm window on the eastern elevation of the first floor.

Any additional works that are contrary to previous consents on the land are not approved under this application.

Reason: To ensure consistency with the terms of this consent.

## Important Information

This letter should therefore be read in conjunction with DA2018/0612 dated 23 August 2018 and Mod2019/0173 dated 31 May 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                      Thomas Burns, Planner

Date                      06/05/2021