

14 January 2022



Cadence & Co Design Pty Ltd
Suite 7 287 Mona Vale Road
TERREY HILLS NSW 2084

Dear Sir/Madam

Application Number: Mod2021/0875
Address: Lot 52 DP 22369 , 6 Hillcrest Place, NORTH MANLY NSW 2100
Proposed Development: Modification of Development Consent DA2019/0810 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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2021/0875 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Applicant: | Cadence & Co Design Pty Ltd |
| Land to be developed (Address): | Lot 52 DP 22369 , 6 Hillcrest Place NORTH MANLY NSW 2100 |
| Proposed Development: | Modification of Development Consent DA2019/0810 granted for Alterations and additions to a dwelling house |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 14/01/2022 |
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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

| Architectural Plans - Endorsed with Council's stamp | | |
|------------------------------------------------------------|-----------------|---------------------|
| Drawing No. | Dated | Prepared By |
| A01 (Rev B) | 2 November 2021 | Cadence & Co Design |
| A02 (Rev B) | 2 November 2021 | Cadence & Co Design |
| A05 (Rev A) | 6 December 2021 | Cadence & Co Design |

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 1C - Planter box to read as follows:

A planter box measuring 1m in height and 1m width is to replace the proposed masonry wall and timber screening section (4.13m length) adjacent to the lawn area.

Reason: To ensure the bulk of the proposal is consistent with Clause D9 Building Bulk of the Warringah

Development Control Plan 2011.

Important Information

This letter should therefore be read in conjunction with DA2019/0810 dated 11 October 2019 and MOD2020/0633 dated 16 January 2021 .

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 must be submitted to Council within 28 days of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

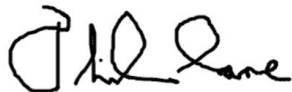
Right of Appeal

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

Phil Lane, Principal Planner

Date

14/01/2022