

22 October 2021



Vaughan Patrick Milligan
PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2021/0658
Address: Lot 130 DP 11162 , 15 Alto Avenue, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2020/0237 granted for the construction of 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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0658
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Vaughan Patrick Milligan
Land to be developed (Address):	Lot 130 DP 11162 , 15 Alto Avenue SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2020/0237 granted for the construction of a Dwelling House

DETERMINATION - APPROVED

Made on (Date)	21/10/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 1 Approved Plans and Supporting Documentation to read as follows:

Development consents DA2020/0236, DA2020/0237, and DA2020/0238 for Stage 1, 2 and 3 are to operate concurrently and are linked to ensure the completed development is consistent with all requirements of Stages 1, 2 and 3, with the resulting development being a dwelling house on Lot 1 and the land subdivided in accordance with DA2020/0236.

The following consent is granted for Stage 1 of the development in accordance with Section 4.22 of the Environmental Planning and Assessment Act 1979.

Stage 1 development consent is granted only for the following:

- construction of a new dwelling, garage/guest room/driveway and associated landscaping.

The works will be consistent with the following table:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan 01 Rev D	12/02/2020	Classic Country Cottages
Ground Floor Plan Rev D	12/02/2020	Classic Country Cottages
First Floor Plan Rev D	12/02/2020	Classic Country Cottages
Southern and West Elevation Rev C	12/02/2020	Classic Country Cottages
Northern and Eastern Elevation Rev C	12/02/2020	Classic Country Cottages

Western and Eastern Elevation & Easter Elevation of Garage and Guest Rev C	12/02/2020	Classic Country Cottages
Section 1 and 2 Rev B	14/12/2019	Classic Country Cottages
Section 3 and Section 4 Rev C	12/02/2020	Classic Country Cottages
Driveway Setout Plan Rev D	12/02/202	Classic Country Cottages
Longitudinal Section of Northern Side Rev B	14/12/2019	Classic Country Cottages
Longitudinal Section of Southern Side Rev B	14/12/2019	Classic Country Cottages

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Construction Impact and Management Statement	March 2019	Grow My Way Tree Services
Floor Study Report	6 March 2020	Water Design Civil Engineers

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Delete Condition 33. Subdivision Stage 3 (DA2020/0236) to read as follows:

Delete

Important Information

This letter should therefore be read in conjunction with DA2020/0237 dated 24 May 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 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

A handwritten signature in black ink, appearing to read 'C Shirley', written over a horizontal line.

Name

Catriona Shirley, Planner

Date

21/10/2021