

25 October 2021



Metricon Homes Pty Ltd  
C/- Platinum Planning Solutions Po Box 603  
UPPER COOMERA NSW 4209

Dear Sir/Madam

**Application Number:** Mod2021/0679  
**Address:** Lot 40 DP 15762 , 136 Narrabeen Park Parade, MONA VALE NSW 2103  
**Proposed Development:** Modification of Development Consent DA2020/0128 granted for 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](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,



Brittany Harrison  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0679
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Metricon Homes Pty Ltd
<b>Land to be developed (Address):</b>	Lot 40 DP 15762 , 136 Narrabeen Park Parade MONA VALE NSW 2103
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0128 granted for construction of a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	25/10/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Site Plan	25 September 2019	Metricon
Construction Plan	30 January 2020	Metricon
Elevations (Revision G)	25 May 2020	Metricon

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Geotechnical Report (#130018)	30 July 2021	Intrax Consulting Engineers
BASIX Certificate (#1049955S_04)	12 July 2021	Home Design Services

##### 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.

## Important Information

This letter should therefore be read in conjunction with DA2020/0128 dated 22 April 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



Name                Brittany Harrison, Planner

Date                 25/10/2021