northern
beaches
council

15 October 2021

Willow Tree Planning
Suite 4, Level 7, 100 Walker Street
NORTH SYDNEY NSW 2060

Dear Sir/Madam

Application Number:	**Mod2021/0548**
Address:	**Lot 5 DP 6000 , 10 Gardere Avenue, CURL CURL NSW 2096**
Proposed Development:	**Modification of Development Consent DA2021/0010 for demolition works and construction of 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,

Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0548
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Willow Tree Planning
Land to be developed (Address):	Lot 5 DP 6000 , 10 Gardere Avenue CURL CURL NSW 2096
Proposed Development:	Modification of Development Consent DA2021/0010 for demolition works and construction of dwelling house

DETERMINATION - APPROVED

Made on (Date)	13/10/2021

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
580.A03 Site Plan	14.7.2021	Urban Harmony
580.A100 Ground Floor	14.7.2021	Urban Harmony
580.A101 First Floor	14.7.2021	Urban Harmony
580.A102 Roof Plan	14.7.2021	Urban Harmony
580.A300 Elevations 1	14.7.2021	Urban Harmony
580.A301 Elevations 2	14.7.2021	Urban Harmony
580.A400 Sections 1	14.7.2021	Urban Harmony
580.A401 Sections 2	14.7.2021	Urban Harmony
580.A402 Sections 3	14.7.2021	Urban Harmony
580.A403 Sections 4	14.7.2021	Urban Harmony
580.A600 Window Schedule	14.7.2021	Urban Harmony
580.A701 Front Fence Elevation & 3D	14.7.2021	Urban Harmony

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
580.A700 Landscape Concept Plan	17.7.2021	Landscape Concept Plan

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 DA2021/0010 dated 4.5.2021.

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   Alex Keller, Principal Planner

Date   13/10/2021