

27 October 2020



Baxter & Jacobson Architects Pty Ltd
Level 2 37-39 The Corso
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2020/0449
Address: Lot 32 DP 233469 , 314 Hudson Parade, CLAREVILLE NSW 2107
Proposed Development: Modification of Development Consent DA2020/0143 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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0449
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Baxter & Jacobson Architects Pty Ltd
Land to be developed (Address):	Lot 32 DP 233469 , 314 Hudson Parade CLAREVILLE NSW 2107
Proposed Development:	Modification of Development Consent DA2020/0143 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	27/10/2020
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
CC102- Site Plan - Waste Management/ Sediment Control Plan - Issue E	09/09/20	Baxter & Jacobson
CD122- Roof Plan - Issue L	09/09/20	Baxter & Jacobson
CD123- Structural Set Out Plan - Level 1 - Issue R	09/09/20	Baxter & Jacobson
CD124- Structural Set Out Plan - Lower Level - Issue Q	09/09/20	Baxter & Jacobson
CD140- Elevation East - Entry - Issue J	09/09/20	Baxter & Jacobson
CD141- Elevation South Facing 316 - Issue L	09/09/20	Baxter & Jacobson
CD142- Elevation West Picture Window- Issue K	09/09/20	Baxter & Jacobson
CD155 - Section A - Garage	09/09/20	Baxter & Jacobson

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 DA2020/0143.

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 Prosser, Planner

Date 27/10/2020