

1 February 2022



Designed 2 You
1 / 31 Carter Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2021/0950
Address: Lot A DP 380519 , 9 Suffolk Avenue, COLLAROY NSW 2097
Proposed Development: Modification of Development Consent DA2021/1100 granted for Alterations and additions to a dwelling house including a swimming pool and front fence

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,



Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0950
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Designed 2 You
Land to be developed (Address):	Lot A DP 380519 , 9 Suffolk Avenue COLLAROY NSW 2097
Proposed Development:	Modification of Development Consent DA2021/1100 granted for Alterations and additions to a dwelling house including a swimming pool and front fence

DETERMINATION - APPROVED

Made on (Date)	01/02/2022
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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
A1.01 - Site / Site Analysis Plan - Rev 1	18.11.2021	Designed 2 You
A1.02 - Garage - Existing / Demolition Plan	18.11.2021	Designed 2 You
A1.03 - Ground Floor - Existing / Demolition Plan	18.11.2021	Designed 2 You
A1.04 - First Floor - Existing / Demolition Plan	18.11.2021	Designed 2 You
A2.01 - Proposed Garage Plan	18.11.2021	Designed 2 You
A2.02 - Proposed Ground Floor Plan	18.11.2021	Designed 2 You
A2.03 - Proposed First Floor Plan	18.11.2021	Designed 2 You
A3.01 - Elevations - North & South	18.11.2021	Designed 2 You
A3.02 - Elevations - East & West	18.11.2021	Designed 2 You
A4.01 - Sections	18.11.2021	Designed 2 You

Engineering Plans		
Drawing No.	Dated	Prepared By

A4.05 - Driveway Details - Sections	18.11.2021	Designed 2 You
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Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate Certificate number: A409912_06	22 November 2021	Designed 2 You
Preliminary Geotechnical Assessment for Proposed Additions & Alterations at 9 Suffolk Avenue, Collaroy NSW 2097 - Preliminary Geotechnical Assessment Ref: SRE/818/CL/21/REV	2nd December 2021	Soilsrock Engineering Pty Ltd

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

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

Waste Management Plan		
Drawing No.	Dated	Prepared By
A6.01 - Waste Management Plan	18.11.2021	Designed 2 You

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

Add Condition 11A - Amendments to Plans to read as follows:

The external steps indicated on the approved plans at the ground floor level of the southern elevation are made redundant subject to the modification and are to be deleted from the plans.

Reason: To preserve neighbour amenity.

Important Information

This letter should therefore be read in conjunction with DA2021/1100 dated 17 September 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 Julie Edwards, Planner

Date 01/02/2022