

21 June 2023



Bradley David Dorn
437 Lawrence Hargrave Drive
THIRROUL NSW 2515

Dear Sir/Madam

Application Number: Mod2023/0060
Address: Lot 2 DP 514296 , 7 Crown Road, QUEENSCLIFF NSW 2096
Proposed Development: Modification of Development Consent DA2021/1636 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,



Maxwell Duncan
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0060
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Bradley David Dorn
Land to be developed (Address):	Lot 2 DP 514296 , 7 Crown Road QUEENSCLIFF NSW 2096
Proposed Development:	Modification of Development Consent DA2021/1636 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	21/06/2023
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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
10037_DA 1.10/ Issue F	13 November 2022	DORN
10037_DA 2.02/ Issue F	13 November 2022	DORN
10037_DA 2.02/ Issue G	13 November 2022	DORN
10037_DA 2.00/ Issue F	13 November 2022	DORN
10037_DA 2.001/ Issue G	13 November 2022	DORN
10037_DA 2.002/ Issue D	13 November 2022	DORN
10037_DA 2.003/ Issue C	13 November 2022	DORN
10037_DA 5.00/ Issue F	13 November 2022	DORN
10037_DA 5.01/ Issue E	13 November 2022	DORN
10037_DA 5.02/ Issue E	13 November 2022	DORN

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No.A429076_03	8 February 2023	Bradley Dorn

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:

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

B. Add Condition No.12A - Boundary fencing - to read as follows:

No consent is given for any boundary fencing.

Details demonstrating compliance must be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with the Dividing Fences Act 1991.

Important Information

This letter should therefore be read in conjunction with DA2021/1636 dated 10 June 2022.

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 lodged on the NSW Planning portal 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



northern
beaches
council

M. Duncan

Name Maxwell Duncan, Principal Planner

Date 21/06/2023