

31 May 2018



Garry David Sexton
PO Box 644
TERREY HILLS NSW 2084

Dear Sir/Madam

Application Number: Mod2017/0338
Address: Lot 1 DP 586163 , 4 Notting Lane, COTTAGE POINT NSW 2084
Proposed Development: Modification of Development Consent DA2013/0677 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,



Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0338
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Garry David Sexton
Land to be developed (Address):	Lot 1 DP 586163 , 4 Notting Lane COTTAGE POINT NSW 2084
Proposed Development:	Modification of Development Consent DA2013/0677 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	31/05/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

Add Condition No.1A - Modification of Consent - Approved Plans and Supporting Documentation, to read as follows:

"1A. Modification of Consent Approved Plans and Supporting Documentation

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
A01 Site Plan S96	Received 21.12.2017	Karla Wilford Architect
A03 Floor Plan S96	Received 21.12.2017	Karla Wilford Architect
A04 East Elevation S96	Received 21.12.2017	Karla Wilford Architect
A05 North Elevation S96	Received 21.12.2017	Karla Wilford Architect
A07 South Elevation S96	Received 21.12.2017	Karla Wilford Architect

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Report CR-103-2	11.12.2017	Sydney Bushfire Consultants

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:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)"

Important Information

This letter should therefore be read in conjunction with DA2013/0677, dated 12 September 2013,.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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 31/05/2018