

3 November 2022



Helen Louise Conn
70 Lane Cove Road
INGLESIDE NSW 2101

Dear Sir/Madam

Application Number: Mod2022/0507
Address: Lot 16 DP 30325 , 70 Lane Cove Road, INGLESIDE NSW 2101
Proposed Development: Modification of Development Consent DA2020/0241 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,



Olivia Ramage
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0507
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Helen Louise Conn
Land to be developed (Address):	Lot 16 DP 30325 , 70 Lane Cove Road INGLESIDE NSW 2101
Proposed Development:	Modification of Development Consent DA2020/0241 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	03/11/2022
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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
DFA1904-A03 Issue A - Site Plan / Waste Management Plan, Site Analysis and Location Map	30 August 2022	Dragonfly Architects
DFA1905-A05 Issue A - Cellar and Ground Floor Plan	30 August 2022	Dragonfly Architects
DFA1905-A06 Issue A - Level 1 and Roof Plan	30 August 2022	Dragonfly Architects
DFA1905-A07 Issue A - Elevations and Sections	30 August 2022	Dragonfly Architects
DFA1905-A09 Issue A - Landscape Calculations, Finishes Schedule and BASIX	30 August 2022	Dragonfly Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A364538_03	22 August 2022	Dragonfly Architects
Bush Fire Report	31 August 2022	Bush Fire Planning Services

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.

Important Information

This letter should therefore be read in conjunction with DA2020/0241 dated 12 May 2020.

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



Name Olivia Ramage, Planner

Date 03/11/2022