

28 August 2018



JJ Drafting
174 Garden Street
NORTH NARRABEEN NSW 2101

Dear Sir/Madam

Application Number: Mod2018/0232
Address: Lot 2 DP 618622 , 17 Minkara Road, BAYVIEW NSW 2104
Proposed Development: Modification of Development Consent N0028/16 granted for alterations and additions to existing dwelling

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,



Tyson Ek-Moller
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0232
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	JJ Drafting
Land to be developed (Address):	Lot 2 DP 618622 , 17 Minkara Road BAYVIEW NSW 2104
Proposed Development:	Modification of Development Consent N0028/16 granted for alterations and additions to existing dwelling

DETERMINATION - APPROVED

Made on (Date)	28/08/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

The list of approved documents are to be amended as follows:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with

1. Architectural drawings DA 18, job no. 489/15, dated September 2015, prepared by JJ Drafting, as amended by the following:

- Site Analysis & Site plan, prepared by JJ Drafting and dated May 2018
- Ground Floor Plan, prepared by JJ Drafting and dated May 2018
- Roof Plan and Contour Plan, prepared by JJ Drafting and dated May 2018
- Elevations, prepared by JJ Drafting and dated May 2018
- Elevations, prepared by JJ Drafting and dated May 2018
- Sections, prepared by JJ Drafting and dated May 2018

2. Schedule of exterior finishes, dated December 2015, prepared by JJ Drafting

3. BASIX certificate A 237 205_02, dated 18 March 2016, prepared by JJ Drafting

4. Arboricultural impact assessment 17 Minkara Road Bayview, dated October 2015, prepared by Bluegum Tree Care and Consultancy

5. Bushfire risk assessment report 17 Minkara Road Bayview, dated 22 September 2015, prepared by Bushfire Planning Services

6. Wastewater management letter, dated 11 January 2016, prepared by Gary Hobart/Wastewater Management.

as amended in red (shown clouded) or as modified by any conditions of this consent.

Important Information

This letter should therefore be read in conjunction with Development Application No. N0028/16, dated

14 April 2016.

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 Tyson Ek-Moller, Planner

Date 28/08/2018