

19 May 2022

Michael John Griffin
2 Owen Stanley Avenue
BEACON HILL NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0109
Address: Lot 2 DP 519329 , 2 Owen Stanley Avenue, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent DA2020/0297 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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0109
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Michael John Griffin
Land to be developed (Address):	Lot 2 DP 519329 , 2 Owen Stanley Avenue BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent DA2020/0297 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	18/05/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No. 1B - 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
MDA-2-2011 A01 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A02 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A03 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A04 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A05 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A06 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A07 of 14	22/02/2022	G M Kett Pty Ltd
MDA-2-2011 A08 of 14	22/02/2022	G M Kett Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A372207_05	27/02/2022	Nick Pyner & Associates

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B. Modify Condition No. 2A - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
NSW Rural Fire Service	RFS Referral Response	16/05/2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Important Information

This letter should therefore be read in conjunction with **DA2020/0297** dated 06/05/2020 and **Mod2021/0228** dated 21/06/2021.

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 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.



northern
beaches
council

Signed On behalf of the Consent Authority

A handwritten signature in black ink, appearing to read 'Nick Keeler', positioned above a horizontal line.

Name Nick Keeler, Planner

Date 18/05/2022