

9 August 2022



Kerrie Shimeld
51 Careel Head Road
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2022/0220
Address: Lot 109 DP 8394 , 63 Marine Parade, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0263/14 granted for alterations and additions to a 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,



Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0220
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kerrie Shimeld
Land to be developed (Address):	Lot 109 DP 8394 , 63 Marine Parade AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0263/14 granted for alterations and additions to a dwelling

DETERMINATION - APPROVED

Made on (Date)	09/08/2022
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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
Site Plan - D	14.4.21	Shim Design
Lower Floor Plan - D	14.4.2020	Shim Design
Upper Floor Plan - D	14.4.22	Shim Design
West Elevation, East Elevation, South - D	14.4.2020	Shim Design
North Elevation - D	14.4.2020	Shim Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate Certificate number: A184304	14 April 2022	shimdesign

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.

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

approved plans.

B. Add Condition C10. Geotechnical Report to read as follows:

The geotechnical reports (prepared by White Geotechnical Group, dated 10th April 2014 and 16th December 2019) referenced in the Notice of Determination for NO263/14 and MOD2019/0655 is to be updated to reference the approved modification plans. Any updated recommendations of the report are to be incorporated into the development.

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

Reason: Geotechnical safety.

Important Information

This letter should therefore be read in conjunction with N0263/14 dated 4 December 2014 and MOD2019/0655 dated 25 March 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 Julie Edwards, Planner

Date 09/08/2022