

11 March 2021

Lucas McKay Poole
6 Hawea Place
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2021/0035
Address: Lot 5 DP 222901 , 6 Hawea Place, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2020/0718 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,



Kent Bull
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0035
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lucas McKay Poole
Land to be developed (Address):	Lot 5 DP 222901 , 6 Hawea Place BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2020/0718 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	11/03/2021
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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
MOD01, Rev. A (Site Plan)	30/01/2021	JAH Design Services
MOD03, Rev. A (Proposed Floor Plan)	30/01/2021	JAH Design Services
MOD04, Rev. A North & South Elevations)	30/01/2021	JAH Design Services
MOD05, Rev. A (East & West Elevations)	30/01/2021	JAH Design Services
MOD06, Rev A (Sections)	30/01/2021	JAH Design Services

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Preliminary Geotechnical Assessment, Ref. D-11-268130	24 June 2020	Civil & Structural Engineering Design Services Pty. Ltd.
BASIX Certificate, Ref. A380266_02	8 February 2021	JAH Design Services

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 No. 2A - Compliance with Other Department, Authority or Service Requirements under heading DEVELOPMENT CONSENT OPERATIONAL CONDITIONS to read as follows:

The development must be carried out in compliance with all recommendations and 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
Ausgrid	Response Ausgrid Referral

(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 DA2020/0718 dated 10 September 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 should be submitted to Council within 3 months 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 Kent Bull, Planner

Date 11/03/2021