

21 December 2017



Nicholas Karahalios  
513 Bourke Street  
SURRY HILLS NSW 2010

Dear Sir/Madam

**Application Number:** Mod2017/0277  
**Address:** Lot 1 DP 12072 , 102 Oliver Street, FRESHWATER NSW 2096  
**Proposed Development:** Modification of Development Consent DA2013/1379 granted for Alterations and additions for carparking and fencing including use of part of the premises as a Secondary dwelling pursuant to SEPP Affordable Rental Housing 2009

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Nick England  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2017/0277
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Nicholas Karahalios
<b>Land to be developed (Address):</b>	Lot 1 DP 12072 , 102 Oliver Street FRESHWATER NSW 2096
<b>Proposed Development:</b>	Modification of Development Consent DA2013/1379 granted for Alterations and additions for carparking and fencing including use of part of the premises as a Secondary dwelling pursuant to SEPP Affordable Rental Housing 2009

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	21/12/2017
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing Title / No.</b>	<b>Dated</b>	<b>Prepared By</b>
Sheet 01 of 07 Amendment A	10 October 2017	Nick Karahalios
Sheet 02 of 07	10 October 2017	Nick Karahalios
Sheet 03 of 07	10 October 2017	Nick Karahalios
Sheet 04 of 07	10 October 2017	Nick Karahalios
Sheet 07 of 07	10 October 2017	Nick Karahalios

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate No.A159110_03	17 October 2017	Renovation Solutions Pty Ltd

##### b) 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. (DACPLB01)

### **Important Information**

This letter should therefore be read in conjunction with DA2013/1379 dated 5 December 2013.

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



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Name

Nick England, Planner

Date

21/12/2017