

6 October 2021

Patrick Allan Soper  
76 Nandi Avenue  
FRENCHS FOREST NSW 2086

Dear Sir/Madam

**Application Number:** Mod2021/0695  
**Address:** Lot 24 DP 221359 , 76 Nandi Avenue, FRENCHS FOREST NSW 2086  
**Proposed Development:** Modification of Development Consent DA2021/0433 granted for alterations and additions to a dwelling house including a swimming pool

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,



Dean Pattalis  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0695
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Patrick Allan Soper
<b>Land to be developed (Address):</b>	Lot 24 DP 221359 , 76 Nandi Avenue FRENCHS FOREST NSW 2086
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0433 granted for alterations and additions to a dwelling house including a swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	01/10/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Site Plan & Site Analysis Plan (Issue C)	28 August 2021	Rob Crump Design
Entry Floor/Garage Floor/Ground Floor/First Floor Plans (Issue C)	28 August 2021	Rob Crump Design
North/South/East/West/Section A-A Plans (Issue C)	28 August 2021	Rob Crump Design

<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 (A409819_03)	24 August 2021	Rob Crump Design

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

c) The development is to be undertaken generally in accordance with the following:

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

## Important Information

This letter should therefore be read in conjunction with DA2021/0433.

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 submitted to Council 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                      Dean Pattalis, Planner

Date                      01/10/2021