

4 August 2022



Jamie King Landscape Architect  
22 Coonanga Road  
AVALON BEACH NSW 2107

Dear Sir/Madam

**Application Number:** Mod2022/0226  
**Address:** Lot 55 DP 16029 , 74 Grandview Drive, NEWPORT NSW 2106  
**Proposed Development:** Modification of Development Consent DA2021/0300 granted for Alterations and additions to a dwelling house including 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,



Grace Facer  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0226
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Jamie King Landscape Architect
<b>Land to be developed (Address):</b>	Lot 55 DP 16029 , 74 Grandview Drive NEWPORT NSW 2106
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0300 granted for Alterations and additions to a dwelling house including swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	04/08/2022
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Detail Plan (western) Issue H - Drawing No.Sht-102	30 May 2022	Jamie King Landscape Architect
Detail Plan (eastern) Issue H - Drawing No.Sht-103	30 May 2022	Jamie King Landscape Architect
Elevations West & South Issue H - Drawing No.Sht-104	30 May 2022	Jamie King Landscape Architect
Elevations North & East Issue H - Drawing No.Sht-105	30 May 2022	Jamie King Landscape Architect
Section Plans (AA, BB & CC) Issue H - Drawing No.Sht-106	30 May 2022	Jamie King Landscape Architect

<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.A461441	1 June 2022	Brian Teplicanec Consultancy
Geotechnical Report	24 May 2022	White Geotechnical Group Pty Ltd

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
Master Landscape Plan Issue H - Drawing No.Sht-101	30 May 2022	Jamie King Landscape Architect

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 DA2021/0300.

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

Grace Facer, Planner

Date 04/08/2022