

4 March 2022



JJ Drafting  
26/90 Mona Vale Road  
MONA VALE NSW 2103

Dear Sir/Madam

**Application Number:** Mod2021/1007  
**Address:** Lot 2 DP 246696 , 13 Kinsdale Close, KILLARNEY HEIGHTS NSW 2087  
**Proposed Development:** Modification of Development Consent DA2021/0370 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,



Clare Costanzo  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/1007
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	JJ Drafting
<b>Land to be developed (Address):</b>	Lot 2 DP 246696 , 13 Kinsdale Close KILLARNEY HEIGHTS NSW 2087
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0370 granted for Alterations and additions to a dwelling house including swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	03/03/2022
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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>
DA.04 Proposed Ground Floor Plan RevAB	15 December 2021	JJ Drafting
DA.05 Proposed First Floor Plan RevAB	15 December 2021	JJ Drafting
DA.06 North Elevation RevAB	15 December 2021	JJ Drafting
DA.07 South Elevation RevAB	15 December 2021	JJ Drafting
DA.09 West Elevation RevAB	15 December 2021	JJ Drafting
DA.09 Section RevAB	15 December 2021	JJ Drafting
DA.10 Pool Sections RevAB	15 December 2021	JJ Drafting

##### 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.

#### **B. Modify Condition 2 - Compliance with Other Department, Authority or Service Requirements**

**to read as follows:**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDM Reference	Dated
Ausgrid	Response Ausgrid Referral	Undated
New South Wales Rural Fire Service (NSW RFS)	Response NSW RFS Referral	31 January 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website [www.northernbeaches.nsw.gov.au](http://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 DA2021/0370.

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  
  
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**Name**                      Clare Costanzo, Planner

**Date**                        03/03/2022

