

13 November 2020

Backspace Living
1a/135 Bulls Garden Road
GATESHEAD NSW 2290

Dear Sir/Madam

Application Number: Mod2020/0457
Address: Lot 15 DP 14433 , 231 Alfred Street, CROMER NSW 2099
Proposed Development: Modification of Development Consent DA2020/0609 granted for a construction of a secondary dwelling

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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0457
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Backspace Living
Land to be developed (Address):	Lot 15 DP 14433 , 231 Alfred Street CROMER NSW 2099
Proposed Development:	Modification of Development Consent DA2020/0609 granted for a construction of a secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	13/11/2020
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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
DA/CC-01, Revision 1, Site Plan & Site Analysis	12 November 2020	Backspace Living
DA/CC-02, Revision 1, Proposed Ground Floor Plan	12 November 2020	Backspace Living
DA/CC-05, Revision 1, Elevations	12 November 2020	Backspace Living
DA/CC-06, Revision 1, Elevations & Section	12 November 2020	Backspace Living

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate no. 1092711S_03	27 August 2020	Backspace Living

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.

Important Information

This letter should therefore be read in conjunction with DA2020/0609 dated 8 July 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 Kelsey Wilkes, Planner

Date 13/11/2020