

23 June 2022



AMDE Construction Pty Ltd
2/28 Orchard Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0247
Address: Lot 2352 DP 1256637 , 4 Munoorra Street, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2021/1812 granted for construction of a dwelling house

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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0247
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	AMDE Construction Pty Ltd
Land to be developed (Address):	Lot 2352 DP 1256637 , 4 Munoorra Street SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2021/1812 granted for construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	23/06/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

Condition 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
A03 (Revision L) - Site Plan	27 April 2022	G.J. Gardner
A05 (Revision L) - Ground Floor Plan	27 April 2022	G.J. Gardner
A06 (Revision L) - First Floor Plan	27 April 2022	G.J. Gardner
A07 (Revision L) - Elevations	27 April 2022	G.J. Gardner
A08 (Revision L) - Elevations	27 April 2022	G.J. Gardner
A09 (Revision L) - Sections	27 April 2022	G.J. Gardner
A11 (Revision L) - Erosion & Sediment Plan	27 April 2022	G.J. Gardner
A13 (Revision L) - Waste Management	27 April 2022	G.J. Gardner
A15 (Revision L) - Driveway Detail	27 April 2022	G.J. Gardner

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1226164S_02	19 May 2022	Chapman Environmental Services

	Pty Ltd
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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 **YOU MUST ENTER THE PREVIOUS DETAILS OF MODS AND ORIGINAL DA in Assessment Finish**

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 Thomas Burns, Planner

Date 23/06/2022