

12 February 2021



Shawn David Bradstreet , Catherine Jayne Bradstreet , Melanie Jayne Bradstreet , Darren James Bradstreet

C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2020/0721
Address: Lot 44 DP 16212 , 75 Rickard Road, NORTH NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2018/1653 granted for demolition works, construction of dwelling house and a secondary dwelling 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

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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0721
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Shawn David Bradstreet Catherine Jayne Bradstreet Melanie Jayne Bradstreet Darren James Bradstreet
Land to be developed (Address):	Lot 44 DP 16212 , 75 Rickard Road NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2018/1653 granted for demolition works, construction of dwelling house and a secondary dwelling including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	12/02/2021
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA-02 Revision C	18/11/2020	Bradstreet Building Services
DA-03 Revision C	18/11/2020	Bradstreet Building Services
DA-04 Revision C	18/11/2020	Bradstreet Building Services
DA-05 Revision C	18/11/2020	Bradstreet Building Services
DA-06 Revision C	18/11/2020	Bradstreet Building Services
DA-07 Revision C	18/11/2020	Bradstreet Building Services
DA-08 Revision C	18/11/2020	Bradstreet Building Services
DA-09 Revision C	18/11/2020	Bradstreet Building Services
DA-10 Revision C	18/11/2020	Bradstreet Building Services
DA-11 Revision C	18/11/2020	Bradstreet Building Services

DA-12 Revision C	18/11/2020	Bradstreet Building Services
DA-13 Revision C	18/11/2020	Bradstreet Building Services
DA-14 Revision C	18/11/2020	Bradstreet Building Services
DA-15 Revision C	18/11/2020	Bradstreet Building Services

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 926070M_03	18/11/2020	Bradstreet Building Services
NatHERS Certificate No. 0005388525	13/11/2020	Grant Seghers
Geotechnical Investigation (Ref: J1704C)	23/11/2020	White Geotechnical Group

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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 DA2018/1653 dated 22/05/2019.

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 Nick Keeler, Planner

Date 12/02/2021