

3 March 2022



Terry Androutsos
60 Evans Street
FRESHWATER NSW 2096

Dear Sir/Madam

Application Number: Mod2021/0832
Address: Lot 3 DP 11737 , 62 Evans Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2015/1258 granted for demolition works and the construction of a dwelling house, secondary dwelling, garage and 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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0832
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Terry Androutsos
Land to be developed (Address):	Lot 3 DP 11737 , 62 Evans Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2015/1258 granted for demolition works and the construction of a dwelling house, secondary dwelling, garage and swimming pool

DETERMINATION - APPROVED

Made on (Date)	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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA07 Roof Level	Rev. E, 17 February 2022	SpaceOut Studio
DA08 South Elevation	Rev. G, 17 February 2022	SpaceOut Studio
DA09 East Elevation	Rev. G, 17 February 2022	SpaceOut Studio
DA10 West Elevation	Rev. G, 17 February 2022	SpaceOut Studio
DA11 North Elevation	Rev. F, 17 February 2022	SpaceOut Studio
DA12 Section AA	Rev. F, 17 February 2022	SpaceOut Studio
DA13 Section BB	Rev. F, 17 February 2022	SpaceOut Studio
DA14 Section CC	Rev. E, 17 February 2022	SpaceOut Studio

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

B. Add Condition 37. Service / Plant Equipment to read as follows:

37. Service / Plant Equipment

Any service or plant equipment, including air conditioning units, shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.

Reason: To ensure that the development does not impact on the acoustic privacy of surrounding residential properties.

Important Information

This letter should therefore be read in conjunction with DA2015/1258 dated 20 May 2016 and Mod2021/0832 dated 27 September 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

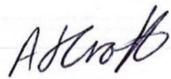
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be submitted to Council within 28 days of this determination, to enable the assessment and determination 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



Name Adam Croft, Planner

Date 03/03/2022