

15 June 2021



Geoffrey Roy Watson
PO Box 71
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2021/0268
Address: Lot 1 DP 731356 , 1 - 3 Florida Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2019/1532 granted for alterations and additions to a dwelling house 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,



Anne-Marie Young
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0268
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Geoffrey Roy Watson
Land to be developed (Address):	Lot 1 DP 731356 , 1 - 3 Florida Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2019/1532 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	15/06/2021
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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
WD-MOD.01 Rev F Living Plan	June 2021	The Design Section Pty Ltd Architects
WD-MOD.02 Rev D Lower Level Plan	June 2021	The Design Section Pty Ltd Architects
WD-MOD.03 Rev C Upper Floor Plan	June 2021	The Design Section Pty Ltd Architects
WD-MOD.04 Rev D Elevations and Sections *	June 2021	The Design Section Pty Ltd Architects

*The colour of the Colourbond Roof shall be of dark and earthy tones

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

d) The development is to be undertaken generally in accordance with the following:

Important Information

This letter should therefore be read in conjunction with DA2019/1532 dated 3 April 2020 and MOD2020/0380 dated 27 October 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

Anne-Marie Young, Planner

Date

15/06/2021