

12 March 2018



Jiang Lin
146 Melwood Avenue
FORESTVILLE NSW 2087

Dear Sir/Madam

Application Number: Mod2017/0313
Address: Lot 15 DP 758566 , 146 Melwood Avenue, KILLARNEY HEIGHTS
NSW 2087
Proposed Development: Modification of consent to DA2006/0101 granted for alterations
and additions to 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,



Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0313
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jiang Lin
Land to be developed (Address):	Lot 15 DP 758566 , 146 Melwood Avenue KILLARNEY HEIGHTS NSW 2087
Proposed Development:	Modification of consent to DA2006/0101 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	09/03/2018
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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:

"1A. Modification of Consent - Approved Plans and Supporting Documentation

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
1/7 Section 96 Site Plan	26.6.2017	M & M Survey
2/7 Section 96 Main Floor and Garage Plan	26.6.2017	M & M Survey
3/7 Section 96 Ground Floor Plan	26.6.2017	M & M Survey
4/7 Section 96 Lower Floor Plan	26.6.2017	M & M Survey
5/7 Section 96 Side Elevation	26.6.2017	M & M Survey
6/7 Section 96 Front and Rear Elevation	26.6.2017	M & M Survey

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. (DACPLB01)"

B. Add Condition No."1B - Approved Land Use", to read as follows:

"1B. Approved Land Use

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of a dwelling house:

"dwelling house means a building containing only one dwelling."

(development is defined by the Warringah Local Environment Plan 2011 (as amended) Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent."

Important Information

This letter should therefore be read in conjunction with DA2006/0101 dated 24 March 2006 and MOD2006/101/1 dated 10 June 2006.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Alex Keller, Principal Planner

Date 09/03/2018