

22 May 2019



Shannon Kylie Johnson , Andrew Matthew Johnson
16 Bareena Road
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2019/0132
Address: Lot 26 DP 21243 , 16 Bareena Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0470/17 granted for alterations and additions to a dwelling including new 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:	Mod2019/0132
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Shannon Kylie Johnson Andrew Matthew Johnson
Land to be developed (Address):	Lot 26 DP 21243 , 16 Bareena Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0470/17 granted for alterations and additions to a dwelling including new swimming pool

DETERMINATION - APPROVED

Made on (Date)	21/05/2019
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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
S96_002 Site Analysis	Issue C, 28 March 2019	Hot House Studio
S96_100 Ground Plan	Issue C, 28 March 2019	Hot House Studio
S96_101 Level 1 Plan	Issue C, 28 March 2019	Hot House Studio
S96_102 Roof and Drainage	Issue C, 28 March 2019	Hot House Studio
S96_200 North and West Elevations	Issue C, 28 March 2019	Hot House Studio
S96_201 South and East Elevations	Issue C, 28 March 2019	Hot House Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A293630_03	28 March 2019	Hot House Studio

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

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

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

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Modify Condition No. 2 - Amendments to the approved plans to read as follows:

A minimum landscape width of 750mm is to be provided between any built element including subsurface structures such as footings and driveway pads. Planting shall be centrally located in the garden bed.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To provide sufficient soil volume to support screen planting and to maintain consistency with previous approvals.

Important Information

This letter should therefore be read in conjunction with N0470/17 - Approved 18 December 2017

Mod2018/0517 - Approved 10 January 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.

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.

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.

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

Signed On behalf of the Consent Authority



Name Adam Croft, Planner

Date 21/05/2019

