

NORTHERN BEACHES COUNCIL

17 February 2017



John Timothy Byrne
27 B McDonald Street
FRESHWATER NSW 2096

Dear Sir/Madam

Application Number: Mod2017/0011
Address: Lot 38B DP 402032 , 27 B McDonald Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2016/0728 granted for Alterations and additions to an existing dwelling

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Mitchell Drake
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0011
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	John Timothy Byrne
Land to be developed (Address):	Lot 38B DP 402032 , 27 B Mcdonald Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2016/0728 granted for Alterations and additions to an existing dwelling

DETERMINATION - APPROVED

Made on (Date)	17/02/2017
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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 01 A Site Analysis Plan Amendment A	27/01/2017	JJ Drafting
DA 02 A Ground Floor Plan Amendment A	27/01/2017	JJ Drafting
DA 03 A Lower Ground Floor Plan Amendment A	27/01/2017	JJ Drafting
DA 04 A Elevations Amendment A	27/01/2017	JJ Drafting
DA 05 A Elevations Amendment A	27/01/2017	JJ Drafting
DA 06 A Section AA Amendment A	27/01/2017	JJ Drafting
DA 11 A Erosion & Sediment Control Plan Amendment A	27/01/2017	JJ Drafting

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.

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

approved plans. (DACPLB01)

Important Information

This letter should therefore be read in conjunction with DA2016/0728 dated 03/10/2016.

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

Signature _____

Name Mitchell Drake, Planner

Date 17/02/2017