

20 July 2021



Pattylou Jan Walcott , Sean James Walcott
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2021/0373
Address: Lot 53 DP 774017 , 4 C Minkara Road, BAYVIEW NSW 2104
Proposed Development: Modification of Development Consent N0072/14 granted for alterations and additions to an existing dual occupancy, demolition and construction of an existing dual occupancy and the construction of a veterinary clinic

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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0373
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Pattylou Jan Walcott Sean James Walcott
Land to be developed (Address):	Lot 53 DP 774017 , 4 C Minkara Road BAYVIEW NSW 2104
Proposed Development:	Modification of Development Consent N0072/14 granted for alterations and additions to an existing dual occupancy, demolition and construction of an existing dual occupancy and the construction of a veterinary clinic

DETERMINATION - APPROVED

Made on (Date)	19/07/2021
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
Site & Analysis Plan - S4.55 01	17 September 2019	Canvas Architecture & Design
Site & Roof Plan - S4.55 02	17 September 2019	Canvas Architecture & Design
North Dwelling Ground Floor Plan - S4.55 03	17 September 2019	Canvas Architecture & Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Report	25 September 2019	Ronald Coffey
Statement of Modification	8 June 2021	Vaughan Milligan Development Consulting

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.

B. Additional Conditions to be included under this Modified Consent

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION WORKS

1C - Vehicular Access During Any Works to read as follows:

Vehicular and pedestrian access to the site must be confined to the Right of Carriageway located on the eastern side of Minkara Road. Vehicles or building equipment must not parked or stored on the Right of Carriageway at all times.

Reason: To facilitate suitable vehicular access to private property.

ON-GOING CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

1D - Northern Dwelling not to be used for two Separate Occupancies to read as follows:

The approved northern dwelling that forms part of the approved dual occupancy development is not permitted to be used, or adapted to be used, for two separate occupancies.

Reason: Nothing in this consent authorises the use of the site or any onsite structures as detailed on the approved plans for any land use of the site beyond the definition of a dual occupancy (attached).

Important Information

This letter should therefore be read in conjunction with N0072/14 dated 5 February 2015, N0072/14/S96/1 dated 30 June 2015, N0072/14/S96/2 dated 29 June 2017, N0072/14/S96/3 dated 30 November 2017 and Mod2018/0372 dated 15 November 2018.

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 Stephanie Gelder, Planner

Date 19/07/2021