

22 March 2019



Alex Jeffries , Brett Rodney Jeffries
30 Kananook Avenue
BAYVIEW NSW 2104

Dear Sir/Madam

Application Number: Mod2018/0686
Address: Lot 1 DP 223879 , 30 Kananook Avenue, BAYVIEW NSW 2104
Proposed Development: Modification of Development Consent N0255/17 granted for construction of a secondary dwelling and carport

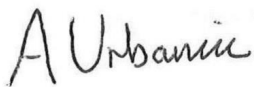
Please find attached the Notice of Determination for the above mentioned Application.

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 Urbancic
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0686
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Alex Jeffries Brett Rodney Jeffries
Land to be developed (Address):	Lot 1 DP 223879 , 30 Kananook Avenue BAYVIEW NSW 2104
Proposed Development:	Modification of Development Consent N0255/17 granted for construction of a secondary dwelling and carport

DETERMINATION - APPROVED

Made on (Date)	22/03/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition A0. 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
A-100 Site Plan, Rev D	17/10/18	CCD Drafting Pty Ltd
A-101 Ground Floor Plan, Rev D	17/10/18	CCD Drafting Pty Ltd
A-102 First Floor Plan, Rev D	17/10/18	CCD Drafting Pty Ltd
A-103 Elevations, Rev D	17/10/18	CCD Drafting Pty Ltd
A-104 Elevations, Rev D	17/10/18	CCD Drafting Pty Ltd
A-105 Elevations, Rev D	17/10/18	CCD Drafting Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Risk Analysis & Management (Ref: MR 30951B)	04/11/18	Jack Hodgson Consultants Pty Limited

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. Add Condition B13. Use of Store Room to read as follows:

The storage room is not to be used for the purposes of separate habitation or as additional floor space for the secondary dwelling, and is not to contain any cooking facilities.

Reason: To ensure that the storage room remains as an ancillary structure.

C. Add Condition C13. Amendments to the Approved Plans to read as follows:

The proposed staircase within Council's Road Reserve is to be removed from the approved plans and does not form part of this consent. All works are to be wholly located within the individual lot boundaries.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with N0255/17, dated 1 August 2017.

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

Adam Urbancic, Planner

Date

22/03/2019

