

15 June 2022



Simon David Edwards
40 Bassett Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2022/0119
Address: Lot 26 DP 6195 , 40 Bassett Street, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2021/0487 granted for demolition works and construction of a dwelling house including a 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,



Anne-Marie Young
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0119
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Simon David Edwards
Land to be developed (Address):	Lot 26 DP 6195 , 40 Bassett Street MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2021/0487 granted for demolition works and construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	09/06/2022
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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.	08.02.2022	Prepared By
A.00 Rev C Cover Sheet and BASIX Notes	08.02.2022	Gartner Trovato Architects
A.01 Rev C Site Plan and Site Analysis	08.02.2022	Gartner Trovato Architects
A.02 Rev C Ground Floor Plan	08.02.2022	Gartner Trovato Architects
A.03 Rev C First Floor Plan	08.02.2022	Gartner Trovato Architects
A.04 Rev C Elevations and Materials	08.02.2022	Gartner Trovato Architects
A.05 Rev C Sections	08.02.2022	Gartner Trovato Architects

Engineering Plans		
Drawing No.	Dated	Prepared By
CIV1 Sediment and Erosion Control Plan	02.02.2022	Barrenjoey Consulting Engineers
SW1 Stormwater Management Plan	02.02.2022	Barrenjoey Consulting Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

BASIX Certificate Number 1192083_03	08.02.2022	Gartner Trovato Architects
Arboricultural Report Ref 0322	24.01.2022	Rain Tree Consulting
Acid Sulfate Additional Comments Ref J3490B	28.02.2022	White Geotechnical Group
Geotechnical Additional Comments Ref J340A	28.02.2022	Gartner Trovato Architects
Flood Report Ref 210301	February 2022	Barrenjoey Consulting Engineers

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
01-40 Rev A Basset - Landscape Plan	20.12.2021	Cabarita Landscapes

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	-	Gartner Trovato Architects

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

Important Information

This letter should therefore be read in conjunction with DA2021/0847 dated 29 September 2021.

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 must be lodged on the NSW Planning portal within 28 days 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



northern
beaches
council

A handwritten signature in blue ink, appearing to read 'A. Young', positioned above a horizontal line.

Name Anne-Marie Young, Principal Planner

Date 09/06/2022