

28 April 2025



Annabelle Chapman Architect Pty Ltd  
Level 19 100 William Street  
WOOLLOOMOOLOO NSW 2011

Dear Sir/Madam

**Application Number:** Mod2025/0063  
**Address:** Lot 122 DP 8394 , 89 Marine Parade, AVALON BEACH NSW 2107  
**Proposed Development:** Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool

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

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Anaiis Sarkissian  
**Planner**

## NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

|                                              |                                                                                                                                           |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>                   | Mod2025/0063<br>PAN-511683                                                                                                                |
| <b>Applicant:</b>                            | Annabelle Chapman Architect Pty Ltd<br>Level 19 100 William Street<br>WOOLLOOMOOLOO NSW 2011                                              |
| <b>Property:</b>                             | Lot 122 DP 8394<br>89 Marine Parade AVALON BEACH NSW 2107                                                                                 |
| <b>Description of Development:</b>           | Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool |
| <b>Determination:</b>                        | Approved<br>Consent Authority: Northern Beaches Council                                                                                   |
| <b>Date of Determination:</b>                | 28/04/2025                                                                                                                                |
| <b>Date from which the consent operates:</b> | 28/04/2025                                                                                                                                |

Under Section 4.55 (2) Environmental Impact of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

### Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

### Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable environmental impacts.

## Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

## Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

## Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

## Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

**Signed** On behalf of the Consent Authority



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Name Anais Sarkissian, Planner

Date 28/04/2025

## Modification Summary

The development consent is modified as follows:

### MODIFICATION SUMMARY TABLE

| Application Number         | Determination Date                       | Modification description                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PAN-511683<br>MOD2025/0063 | The date of this notice of determination | Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool.<br><br>Modify Condition 1 - Approved Plans and supporting documentation<br>Modify Condition 2 - Compliance with Other Department, Authority or Service Requirements<br>Modify Condition 13 - Amendments to the approved plans |
| PAN-460300<br>MOD2024/0436 | 15 August 2024                           | Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool<br><br>Delete Condition 12 - Vehicle Crossings Application                                                                                                                                                                     |

### Modified conditions

#### A. Modify Condition 1 - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

| Approved Plans |                 |                                  |                                     |                  |
|----------------|-----------------|----------------------------------|-------------------------------------|------------------|
| Plan Number    | Revision Number | Plan Title                       | Drawn By                            | Date of Plan     |
| 002            | DA              | Existing / Demolition Plans      | Annabelle Chapman Architect Pty Ltd | 21 November 2023 |
| 101            | A               | Proposed Site Plan               | Annabelle Chapman Architect Pty Ltd | 11 April 2025    |
| 102            | A               | Proposed Basement Plan           | Annabelle Chapman Architect Pty Ltd | 11 April 2025    |
| 103            | A               | Proposed Lower Ground Floor Plan | Annabelle Chapman Architect Pty Ltd | 11 April 2025    |
| 104            | A               | Proposed Upper Ground Floor Plan | Annabelle Chapman Architect Pty Ltd | 11 April 2025    |
| 105            | A               | Proposed Roof Plan               | Annabelle Chapman Architect Pty Ltd | 11 April 2025    |
| 200            | A               | Proposed Elevation - Street View | Annabelle Chapman Architect Pty Ltd | 11 April 2025    |

|     |   |                                               |                                     |                 |
|-----|---|-----------------------------------------------|-------------------------------------|-----------------|
| 201 | A | Proposed Dwelling Elevation - West            | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 202 | A | Proposed Dwelling Elevation - North           | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 203 | A | Proposed Dwelling Elevation - East            | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 204 | A | Proposed Dwelling Elevation - South           | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 301 | A | Proposed Section A-A                          | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 302 | A | Proposed Section B-B                          | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 303 | A | Proposed Section C-C                          | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 304 | A | Proposed Section D-D                          | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 305 | A | Proposed Site Section E-E                     | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 306 | A | Proposed Site Section F-F                     | Annabelle Chapman Architect Pty Ltd | 11 April 2025   |
| 801 | - | Door/Window Schedule - Basement               | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 802 | - | Door Schedule - Lower Ground Floor            | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 803 | - | Window Schedule - Lower Ground Floor          | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 804 | - | Window Schedule - Lower Ground Floor          | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 805 | - | Door/Window Schedule - Upper Ground Floor     | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 806 | - | Window Schedule - Upper Ground Floor          | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 807 | - | Window Schedule - Upper Ground Floor          | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| 808 | - | Window Schedule - Upper Ground Floor/Skylight | Annabelle Chapman Architect Pty Ltd | 21 January 2025 |
| C1  | D | Landscape Plan                                | Contour Landscape Architects        | 20 May 2024     |
| C2  | D | Tree Replenishment Plan                       | Contour Landscape Architects        | 20 May 2024     |
| C3  | D | Plant Schedule & Tree Images                  | Contour Landscape Architects        | 20 May 2024     |
| C8  | D | Section A                                     | Contour Landscape Architects        | 20 May 2024     |
| C9  | D | Section B                                     | Contour Landscape Architects        | 20 May 2024     |

|     |   |                                      |                                |                  |
|-----|---|--------------------------------------|--------------------------------|------------------|
| C10 | D | Front Fence Elevation                | Contour Landscape Architects   | 20 May 2024      |
| H01 | B | Stormwater Management Plan & Details | Peninsula Consulting Engineers | 17 November 2023 |
| H02 | B | Impervious Area Plans                | Peninsula Consulting Engineers | 17 November 2023 |
| H03 | B | Basement & LGF Drainage Plans        | Peninsula Consulting Engineers | 17 November 2023 |
| H04 | B | Basement & LGF Drainage Plans        | Peninsula Consulting Engineers | 17 November 2023 |

| Approved Reports and Documentation      |                |                                     |                   |
|-----------------------------------------|----------------|-------------------------------------|-------------------|
| Document Title                          | Version Number | Prepared By                         | Date of Document  |
| 701 - Schedule of Colours and Materials | A              | Annabelle Chapman Architect Pty Ltd | 11 April 2025     |
| Coastal Engineering Advice Report       | -              | Horton Coastal Engineering          | 28 September 2023 |
| Coastal Engineering Advice Statement    | -              | Horton Coastal Engineering          | 5 February 2025   |
| Arboricultural Impact Assessment Report | -              | Margot Blues Consulting Arborist    | 8 November 2023   |
| Geotechnical Report                     | 2              | Crozier Geotechnical Consultants    | 30 November 2023  |
| Geotechnical Statement                  | -              | Crozier Geotechnical Consultants    | 4 February 2025   |
| BASIX Certificate                       | A1782378       | Efficient Living Pty Ltd            | 6 February 2025   |

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

**B. Modify Condition 2 - Compliance with Other Department, Authority or Service Requirements, to read as follows:**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

| Other Department, Authority or Service | EDMS Reference            | Dated        |
|----------------------------------------|---------------------------|--------------|
| Ausgrid                                | Ausgrid Referral Response | 7 March 2025 |

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

### C. Modify Condition 13 - Amendments to the approved plans, to read as follows:

The following amendments are to be made to the approved plans:

- The proposed bedroom 3 window (WUG-06) is to have a sill height of at least 1.6m above finished floor level, or be fixed and frosted below 1.6m.
- The 1.8m high privacy screening to the southern edge of the balcony located off the laundry at the upper ground floor as shown on the approved plans is to continue along the entire length of the western edge of that balcony.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

## Important Information

This letter should therefore be read in conjunction with DA2023/1780 dated 2 July 2024 and MOD2024/0436 dated 15 August 2024.

## Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A

Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

**Council** means Northern Beaches Council.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

**Local planning panel** means Northern Beaches Local Planning Panel.

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Subdivision certificate** means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

**Subdivision works certificate** means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

**Sydney district or regional planning panel** means Sydney North Planning Panel.