

16 June 2023

Daniel John Bunting
25 Beacon Avenue
BEACON HILL NSW 2100

Dear Sir/Madam

Application Number: Mod2023/0160
Address: Lot 62 DP 31553 , 25 Beacon Avenue, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent DA2021/2599 granted for Alterations and additions to a dwelling house

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,



Michael French
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0160
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Daniel John Bunting
Land to be developed (Address):	Lot 62 DP 31553 , 25 Beacon Avenue BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent DA2021/2599 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	16/06/2023
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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
A1- Revision A	31 March 2023	Sally Gardner Design and Draft
A2- Revision A	31 March 2023	Sally Gardner Design and Draft
A3- Revision A	31 March 2023	Sally Gardner Design and Draft
A4- Revision A	31 March 2023	Sally Gardner Design and Draft
A5- Revision A	31 March 2023	Sally Gardner Design and Draft
A6- Revision A	31 March 2023	Sally Gardner Design and Draft
N2- Revision A	31 March 2023	Sally Gardner Design and Draft

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A438759_02	27 March 2023	Sally Gardner Design and Draft

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

B. Add Condition 13A- Window Installation to read as follows:

The server window, identified as W04, originally planned to be 2000mm wide, shall be modified to accommodate the installation of a beam that extends through it. Consequently, the server window size shall be reduced to 1050mm. In addition to the modified server window, an awning/sliding window shall be installed on the other side of the post. The width of the awning/sliding window shall be a minimum of 750mm and a maximum of 850mm, or as wide as possible within the available space.

Reason: To ensure the proper installation and functionality of the server window and the addition of an awning/sliding window, while maintaining an overall window width that is compliant with the development plans.

Important Information

This letter should therefore be read in conjunction with

DA2021/2599 dated 30 March 2022.

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



Name

Michael French, Planner

Date 16/06/2023