

6 June 2023



JJ Drafting Australia Pty Ltd
26 / 90 Mona Vale Road
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2023/0220
Address: Lot 2 DP 622394 , 34 Pavilion Street, QUEENSCLIFF NSW 2096
Proposed Development: Modification of Development Consent DA2022/1598 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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0220
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	JJ Drafting Australia Pty Ltd
Land to be developed (Address):	Lot 2 DP 622394 , 34 Pavilion Street QUEENSCLIFF NSW 2096
Proposed Development:	Modification of Development Consent DA2022/1598 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	06/06/2023
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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
MOD.01 (Rev G)	23 March 2023	JJ Drafting
MOD.02 (Rev G)	23 March 2023	JJ Drafting
MOD.03 (Rev G)	23 March 2023	JJ Drafting
MOD.04 (Rev G)	23 March 2023	JJ Drafting
MOD.05 (Rev G)	23 March 2023	JJ Drafting
MOD.06 (Rev G)	23 March 2023	JJ Drafting
MOD.07 (Rev G)	23 March 2023	JJ Drafting
MOD.08 (Rev G)	23 March 2023	JJ Drafting
MOD.09 (Rev G)	23 March 2023	JJ Drafting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (A458545_02)	21 April 2023	JJ Drafting

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

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

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
Ausgrid	Ausgrid Referral Response OH and UG cables

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website 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.

Important Information

This letter should therefore be read in conjunction with DA2022/1598 dated 4 January 2023.

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

A handwritten signature in black ink, appearing to read "Phil Lane".

Name

Phil Lane, Principal Planner

Date

06/06/2023