

18 June 2019



David Andrew Newington Epstein
10 Cadigal Avenue
PYRMONT NSW 2009

Dear Sir/Madam

Application Number: Mod2019/0085
Address: Lot 12 DP 25653 , 34 Coasters Retreat, COASTERS RETREAT NSW 2108
Proposed Development: Modification of Development Consent N0090/16 granted for construction of 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,



Benjamin Price
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0085
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	David Andrew Newington Epstein
Land to be developed (Address):	Lot 12 DP 25653 , 34 Coasters Retreat COASTERS RETREAT NSW 2108
Proposed Development:	Modification of Development Consent N0090/16 granted for construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	17/06/2019
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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
01 Site Location Plan	25/02/2019	Troppo Architecture
02 Site Plan	25/02/2019	Troppo Architecture
06 Floor Plan - Level	25/02/2019	Troppo Architecture
06.1 Additional Information Footing Plan	25/02/2019	Troppo Architecture
07 Floor Plan - Level 2	25/02/2019	Troppo Architecture
08 Roof Plan	24/05/2019	Troppo Architecture
09 Elevations N/S	25/02/2019	Troppo Architecture
10 Elevations E/W	29/05/2019	Troppo Architecture
11 Section 5	25/02/2019	Troppo Architecture
12 Section 6	25/02/2019	Troppo Architecture
13 Sections 7, 8	25/02/2019	Troppo Architecture
13.1 Section 9	23/05/2019	Troppo Architecture
17 Material Board	25/02/2019	Troppo Architecture

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. Amend Condition No. B11. to read as follows:

Any proposed tree/vegetation planting and/or landscaping works are to be undertaken in accordance with the Flora and Fauna report (prepared by Ecological Consultants Australia Pty Ltd, dated January 2016) and the conditions contained within this consent.

Important Information

This letter should therefore be read in conjunction with N0090/16, determined 23 February 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.

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 should be submitted to Council within 3 months 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 Benjamin Price, Planner

Date 17/06/2019