

29 October 2020



Angela Elliss Design
123 Avoca Drive
KINCUMBER NSW 2251

Dear Sir/Madam

Application Number: Mod2020/0432
Address: Lot 55 DP 36616 , 12 Akora Street, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2019/0625 granted for alterations and additions to a dwelling house including 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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0432
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Angela Elliss Design
Land to be developed (Address):	Lot 55 DP 36616 , 12 Akora Street FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2019/0625 granted for alterations and additions to a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	29/10/2020
-----------------------	------------

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
Drawing No. 1 (Revision D) - Site Analysis Plan	13 August 2020	Angela Elliss Design
Drawing No. 2 (Revision D) - Ground Floor Plan	13 August 2020	Angela Elliss Design
Drawing No. 3 (Revision D) - Section and Detail 1	13 August 2020	Angela Elliss Design
Drawing No. 4 (Revision D) - Section 2 - Pool	13 August 2020	Angela Elliss Design
Drawing No. 5 (Revision D) - South-West and South-East Elevations	13 August 2020	Angela Elliss Design
Drawing No. 6 (Revision D) - North-East and North-West Elevations	13 August 2020	Angela Elliss Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A341913_04	10 August 2020	Angela Elliss Design

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.

Important Information

This letter should therefore be read in conjunction with DA2019/0625 dated 23 October 2019.

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 Thomas Burns, Planner

Date 29/10/2020