

21 April 2021

Justin Havelock Sinfield
58 Lagoon Street
NARRABEEN NSW 2101

Dear Sir/Madam

Application Number: Mod2021/0063
Address: Lot 72 DP 841873 , 58 Lagoon Street, NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2018/1264 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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0063
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Justin Havelock Sinfield
Land to be developed (Address):	Lot 72 DP 841873 , 58 Lagoon Street NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2018/1264 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	21/04/2021
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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
A03 - RevB: First floor plan	21 January 2019	Sally Gardner Design and Draft
A06 - RevB: Sections	20 December 2018	Sally Gardner Design and Draft
A03 - RevB: Ground floor plan	21 January 2019	Sally Gardner Design and Draft

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

B. Modify Condition - Approved Land Use, to read as follows:

Nothing in this consent shall authorise the use of ground floor as a separate dwelling. The land use of the site must not extend beyond the definition of a Semi-Detached Dwelling.

A Semi-Detached Dwelling is defined as:

“Means a dwelling that is on its own lot of land and is attached to only one other dwelling.”

(development is defined by the Warringah Local Environment Plan 2011 (as amended) Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent.

Important Information

This letter should therefore be read in conjunction with DA2018/1264 dated 16 November 2018, Mod2019/0003 dated 02 April 2019, and Mod2019/0567 dated 09 March 2020.

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 Kye Miles, Planner

Date 21/04/2021